\$709,000 - 179 Livingston Avenue Ne, Calgary

MLS® #A2241603

\$709,000

4 Bedroom, 4.00 Bathroom, 1,764 sqft Residential on 0.08 Acres

Livingston, Calgary, Alberta

Welcome to one of the most impressive laned homes in the communityâ€"crafted by award-winning Morrison Homes and situated on an oversized lot. This exceptional property offers a rare combination of style, space, and income potential.

The main and upper levels feature three spacious bedrooms, 2.5 bathrooms, and a bonus roomâ€"perfect for a home office, playroom, or second living area. The thoughtful floor plan is filled with high-end finishes, designer details, and an abundance of natural light throughout.

Downstairs, you'II find a fully legal one-bedroom, one-bathroom basement suite with a private entranceâ€"ideal for extended family, guests, or rental income.

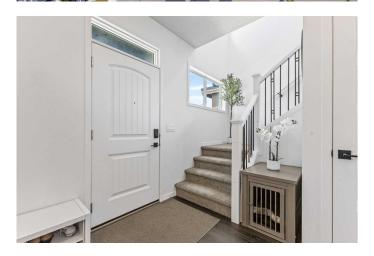
Out back, the oversized double detached garage provides ample space for vehicles, storage, or even a workshop setup. With its curb appeal, spacious layout, and premium lot, this home stands out as the nicest laned home in the neighborhood.

Just steps to the Livingston Hub, a vibrant facility serving as the community hub with gymnasium, banquet hall, meeting rooms, community kitchen and more such as skating rinks, tennis courts, playground, splash park, amphitheatre, ping pong tables & gathering areas.

This is your opportunity to own a truly turn-key home in a vibrant and growing communityâ€"don't miss it!







Essential Information

MLS® # A2241603 Price \$709,000

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,764
Acres 0.08
Year Built 2020

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 179 Livingston Avenue Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 0V8

Amenities

Amenities Park, Picnic Area, Playground, Recreation Facilities, Clubhouse, Game

Court Interior

Parking Spaces 4

Parking Double Garage Detached, Oversized, Parking Pad

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave,

Microwave Hood Fan, Range Hood, Refrigerator, Washer,

Washer/Dryer, Window Coverings, Electric Water Heater

Heating Central Cooling None

Fireplace Yes

of Fireplaces

Fireplaces Electric

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Other, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Level, Private

Roof Asphalt Shingle

Construction Aluminum Siding, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 21st, 2025

Days on Market 52

Zoning R-G

HOA Fees 450

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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