

# \$400,000 - 263 Livingston Common Ne, Calgary

MLS® #A2258350

**\$400,000**

2 Bedroom, 1.00 Bathroom, 902 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Welcome to 263 Livingston Common NE â€” a townhome that doesnâ€™t just check boxes, it sets the tone. This top-floor unit is built for the ambitious, with soaring vaulted ceilings and a modern interior that feels as bold as it is comfortable.

Step out onto your front balcony overlooking a treed courtyard â€” arguably the best views in the complex. Inside, natural light pours through the south-facing windows of both bedrooms, while the primary suite impresses with a uniquely oversized walk-in closet.

Location? Prime. Just a block from The Livingston Hub â€” a next-level community centre with a splash park, soccer fields, tennis courts, an outdoor rink, and Livingston Pond with endless walking paths. Quick in-and-out access makes commutes effortless, while at home, the vibe is pure comfort and style.

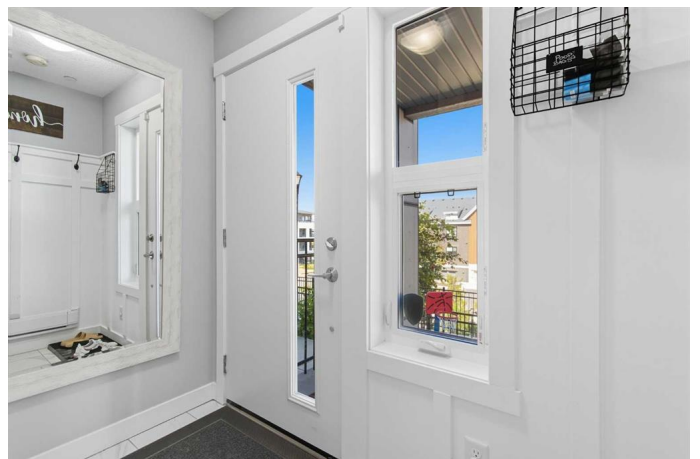
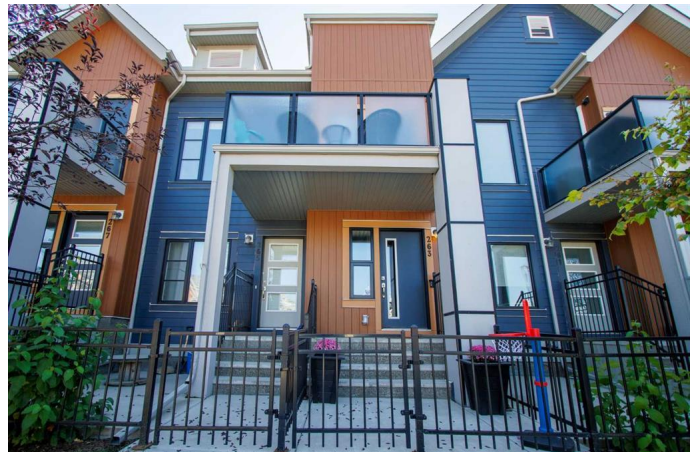
This isnâ€™t just a starter home. Itâ€™s a launchpad for the life youâ€™re building â€” equal parts modern, connected, and unapologetically ambitious.

Built in 2019

## Essential Information

MLS® # A2258350

Price \$400,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	902
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	263 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K1

### **Amenities**

Amenities	Park
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Balcony, Other
Lot Description	Many Trees, Paved, Street Lighting, Treed, Views
Roof	Asphalt Shingle

Construction	Composite Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 18th, 2025
Zoning	M-1 d100
HOA Fees	450
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.