

\$489,900 - 158 Livingston Common Ne, Calgary

MLS® #A2258381

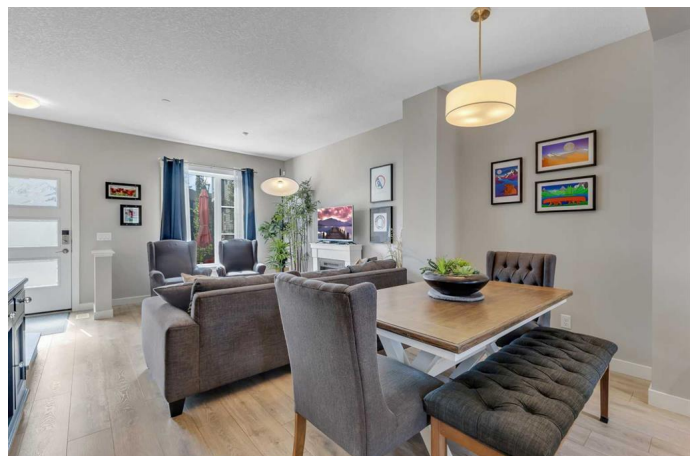
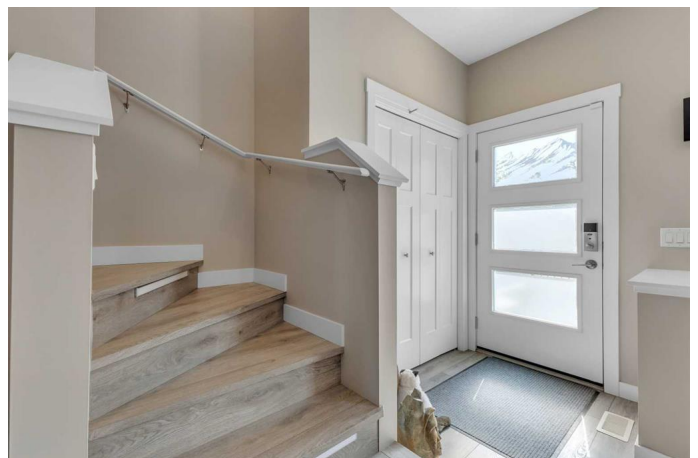
\$489,900

2 Bedroom, 3.00 Bathroom, 1,249 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Situated in the innovative and vibrant community of Livingston, this beautifully designed, open-concept home combines modern style with everyday comfort. Nestled in one of the most peaceful corners of the complex and overlooking a serene courtyard, this home offers its own private front-yard retreat. With 1249 sq. ft. of developed living space, high-quality finishes, and thoughtful upgrades throughout, this home is sure to impress. Bright and airy, the interior showcases oversized windows, 9-foot ceilings, and luxury vinyl plank flooring that extends gracefully through every room. The stylish kitchen is masterfully designed for efficiency and entertaining. Featuring premium upgraded quartz countertops, elegant herringbone tile backsplash, shaker-style two tone cabinets, stainless steel appliances including a gas stove, and a sprawling island. The kitchen flows seamlessly into a refined dining area and living room, centered around a cozy fireplace, ideal for entertaining and relaxation. A versatile flex space, perfect for a home office, and powder room complete the main floor. Upstairs, the second floor continues to impress with dual primary bedrooms, each with their own ensuite and walk-in closet. Enjoy the practicality of the upper-floor laundry room paired with extra storage space, keeping your home organized and efficient. Step outside to a spacious private patio complete with a cozy fire table, perfect for relaxing evenings or morning coffee. The double attached garage



provides plenty of room for parking and storage, while the unfinished lower level awaits your personal touch. Just steps from your front door, the LIVINGSTON HUB offers endless recreation and fun for families. Enjoy the tennis courts, skate park, ice rink, playground, splash park, gymnasium, and a variety of community programmingâ€”everything you need to stay active and entertained.

Built in 2020

Essential Information

MLS® #	A2258381
Price	\$489,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	158 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K1

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Gas Stove
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric
Has Basement Yes
Basement Unfinished, Partial

Exterior

Exterior Features BBQ gas line
Lot Description Low Maintenance Landscape
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame, Cement Fiber Board
Foundation Poured Concrete

Additional Information

Date Listed September 22nd, 2025
Days on Market 20
Zoning M-1 d100
HOA Fees 473
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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.