

# \$545,000 - 171 Livingston Avenue Ne, Calgary

MLS® #A2231048

**\$545,000**

3 Bedroom, 3.00 Bathroom, 1,270 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Open House this Saturday from 12 to 2pm.  
PERFECTLY LANDSCAPED | NEWER  
GARAGE | NEWER FENCE |  
METICULOUSLY MAINTAINED

Welcome to this stunning three-bedroom, three-bathroom home that has been impeccably cared for and thoughtfully updated. The bright and modern kitchen boasts stainless steel appliances, quartz countertops, and a stylish breakfast bar—perfect for everyday living or entertaining. The spacious dining area flows seamlessly into the expansive living room, filled with natural light that brightens every corner.

Upstairs, you'll find a conveniently located laundry room and three generously sized bedrooms, including a luxurious primary suite complete with a full ensuite bathroom. Two additional bedrooms and a well-appointed bathroom complete the upper level, making it ideal for families.

Outside, enjoy the beautifully landscaped yard, new garage, and newly installed fence—everything has been done for you. This home truly shines inside and out!

Contact your favorite REALTOR® today—this gem won't last long!

Built in 2019



## Essential Information

MLS® #	A2231048
Price	\$545,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,270
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	171 Livingston Avenue Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V8

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	75
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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