

# \$359,900 - 168 Livingstone Common Ne, Calgary

MLS® #A2221391

**\$359,900**

2 Bedroom, 2.00 Bathroom, 775 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Great value in this bright ground level end unit, it offers two bedroom two full bathroom in the community of Livingstone. This community has lots of amenities, tennis courts, club house plus much more. Note size of garage, could park two small or midsize cars. Spacious open concept layout ideal for entertaining, kitchen has all stainless steel appliances, main floor laundry. Full 4pce ensuite off primary bedroom. Located right across from court yard and just a short walk from visitor parking. (849 sqft exterior size, 775 sqft interior size)

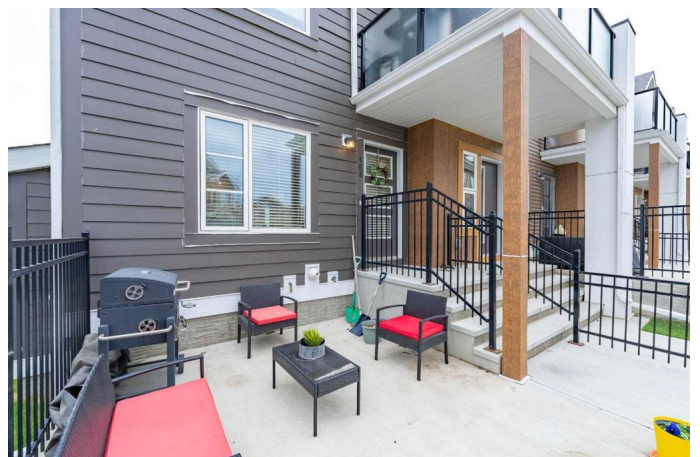
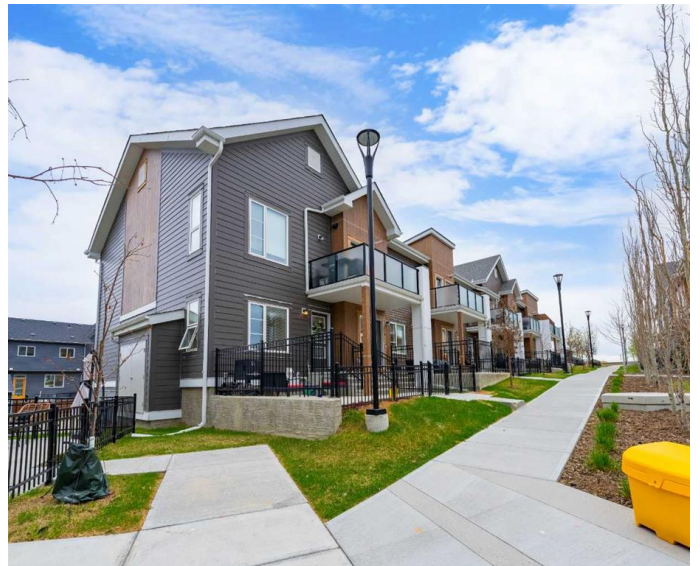
Built in 2022

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2221391          |
| Price          | \$359,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 775               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

## Community Information

Address 168 Livingstone Common Ne



|             |            |
|-------------|------------|
| Subdivision | Livingston |
| City        | Calgary    |
| County      | Calgary    |
| Province    | Alberta    |
| Postal Code | T3P 1K1    |

### **Amenities**

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Park, Party Room |
| Parking Spaces | 2                                           |
| Parking        | Insulated, Off Street, Tandem               |
| # of Garages   | 2                                           |

### **Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Quartz Counters, See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator |
| Heating           | Central, Fireplace(s), Forced Air, Natural Gas, Fireplace Insert   |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Gas, Living Room                                                   |
| Has Basement      | Yes                                                                |
| Basement          | Exterior Entry, See Remarks                                        |

### **Exterior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Courtyard, Lighting, Playground, Private Entrance, Tennis Court(s) |
| Lot Description   | See Remarks                                                        |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Vinyl Siding, Wood Frame, See Remarks                              |
| Foundation        | Poured Concrete                                                    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 13             |
| Zoning         | RE 0410        |
| HOA Fees       | 473            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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