

# \$590,000 - 942 Livingston Way Ne, Calgary

MLS® #A2206140

**\$590,000**

4 Bedroom, 4.00 Bathroom, 1,642 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

OPEN HOUSE on Saturday, June 7, 2025 b/w 1-3pm...PRICE REDUCED - Stunning Semi-Detached Home in Livingston â€“ Calgaryâ€™s Thriving Northwest Community!

Welcome to this beautifully designed 3+1 BED+ DEN, 3.5 BATH home in the sought-after community of Livingston. Offering modern finishes, functional living spaces, and investment potential, this home is perfect for growing families! throughout. Key Features: Spacious & Open-Concept Living â€“ Bright and airy layout with stylish finishes throughout. Chefâ€™s Kitchen â€“ Featuring sleek quartz countertops, stainless steel appliances, and a spacious island for entertaining. Primary Suite Retreat â€“ Generous in size with a walk-in closet and private ensuite. Upstairs offers three Bedrooms + loft/ den â€“ Perfect for growing families or home office needs. Fully Finished Basement with Separate Entrance â€“ Includes an additional bedroom, a second den that can be use as an office, play room or a guest room, a mini bar (with a counter, a sink and a second ref ), a second set of laundry - convenience at its' best, with laundry rooms on both the upper floor and basement, and full bath, ideal for extended family or rental opportunities.

Great community! Livingston is a thriving, master-planned community with green spaces, parks, and pathways. ?Close to schools, shopping, dining, and the future Green Line LRT. Easy access to major roadways, ensuring a quick commute to downtown and



beyond. Don't miss this fantastic opportunity!  
Schedule a viewing today!

Built in 2019

### Essential Information

MLS® #	A2206140
Price	\$590,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,642
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	942 Livingston Way Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1L6

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Side By Side, Stall, Unpaved

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Few Trees, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	85
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.