

\$354,900 - 172 Livingston Common Ne, Calgary

MLS® #A2245692

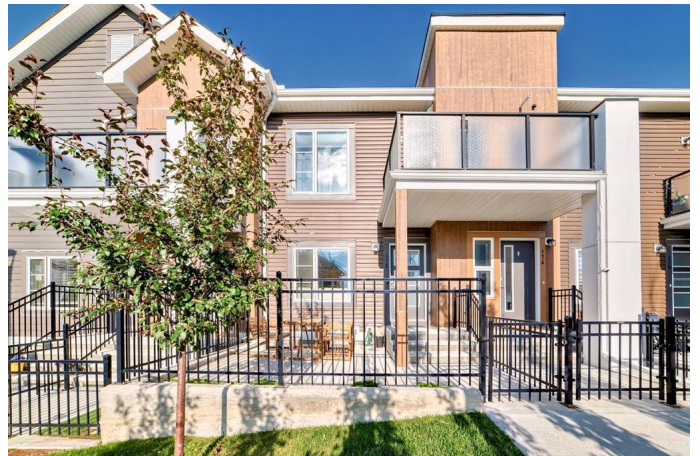
\$354,900

2 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Huge price reduction!!! Don't miss out on the chance to own this stunning Octave Townhome in Livingston! This desirable townhome offers bright, open-concept living flooded with natural light. Extra-large windows, and luxury vinyl plank flooring create an airy, inviting atmosphere. The sleek kitchen features stainless steel appliances, a spacious island, and a pantry. You'll find two generous bedrooms, including a primary suite with an ensuite bath and a large walk-in closet. A well-appointed 4-piece bathroom adds to the convenience. The double car garage on the lower level provides ample parking and storage space. Enjoy living just steps away from a vibrant community centre offering tennis, basketball, soccer, and hockey. Exciting growth is unfolding in the area, with a brand-new plaza coming soon across the street, bringing groceries, restaurants, and more right to your doorstep. Seize this opportunity to own a home that offers tranquility, exceptional convenience, and promising future value in Livingston's thriving Octave complex!



Built in 2022

Essential Information

MLS® # A2245692

Price \$354,900

Bedrooms 2

Bathrooms	2.00
Full Baths	2
Square Footage	850
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	172 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K1

Amenities

Amenities	Party Room, Playground, Recreation Facilities, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Playground
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	13
Zoning	M-1 d100
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

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.