

# \$539,900 - 1031 Livingston Way Ne, Calgary

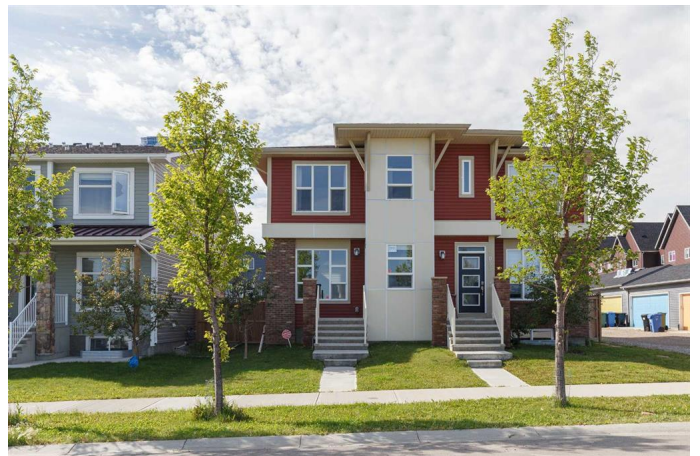
MLS® #A2246656

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,485 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

One of the Best-Priced Homes in All of Livingston! Welcome to this stunning semi-detached home in Livingston—one of Calgary’s newest and most desirable communities. Perfectly positioned directly across from a scenic open park, this beautifully designed property offers the ideal blend of style, space, and location. Step inside to a bright and open-concept main floor, featuring a spacious living room with park views, perfect for entertaining or relaxing. The chef-inspired kitchen is a standout with quartz countertops, central island, stainless steel appliances, sleek modern cabinetry, and a corner pantry for extra storage. Patio doors lead you to your sun-drenched, south-facing backyard with a large deck, ideal for summer BBQs and outdoor enjoyment. Upstairs, you'll find three generously sized bedrooms, a full bathroom, and convenient upper-floor laundry. The primary suite boasts a walk-in closet and a luxurious 5-piece ensuite with double sinks, soaker tub, and separate shower. The unfinished basement offers endless possibilities to create the space you’ve always dreamed of—whether it’s a home gym, media room, or extra living area. Additional features include a double detached garage, contemporary finishes throughout, and unbeatable value for the area. This home is priced to sell! Don’t miss your chance to own in one of Calgary’s fastest-growing communities. Contact your favourite Realtor® today to book your private showing.



Built in 2017

## Essential Information

MLS® #	A2246656
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	1031 Livingston Way Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3p 0v3

## Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 7th, 2025
Zoning	R-Gm
HOA Fees	467
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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