

# \$450,000 - 104 Livingston Common Ne, Calgary

MLS® #A2218936

**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.00 Acres

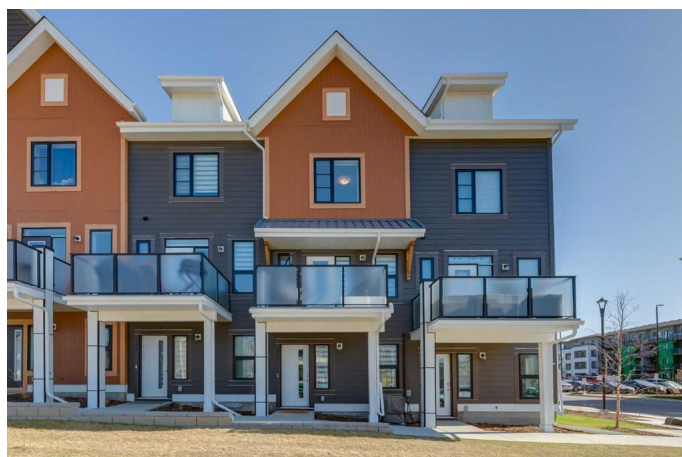
Livingston, Calgary, Alberta

Welcome to The Octave! This fully air conditioned townhome offers an open floor plan and has plenty of windows bringing the natural light throughout. The main level has a well appointed kitchen with stainless appliances, plenty of cabinets, central island with seating and quartz counters. The dining and living rooms are a good size and have a door leading to your private balcony. The 2 piece bath completes this level. The upper level has 2 primary bedrooms each with their own ensuites and the laundry conveniently located here as well. You have an tandem garage with room to put a workbench or for storage. You are located steps away from the Livingston HOA complex with it's splash park, hockey rink, playing fields and as a resident of Livingston you have access to the variety of programs and events offered there. Don't miss out!

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2218936  |
| Price          | \$450,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,233     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2022          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 3 Storey      |
| Status     | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 104 Livingston Common Ne |
| Subdivision | Livingston               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 1K1                  |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Other   |
| Parking Spaces | 1   |
| Parking        | Double Garage Attached, Garage Faces Rear, Tandem |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Water Softener |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Basement          | None  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Landscaped, Lawn         |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 2             |

|                |     |
|----------------|-----|
| Zoning         | M-1 |
| HOA Fees       | 473 |
| 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.