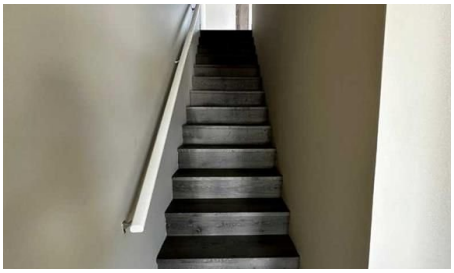
102 livingston Common NE

Calgary | Active | MLS® A2344717

$410,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2023**	**1,260.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Bright, stylish, and beautifully cared for, this corner-unit townhome offers comfortable living in the award-winning community of Livingston. Large windows fill the open-concept interior with natural light, creating an inviting space to relax and entertain. The main floor showcases 9-foot ceilings, luxury vinyl plank flooring, and a well-appointed kitchen featuring quartz countertops, full-height cabinetry, a generous island with pendant lighting, convenient pot and pan drawers, and a pantry. Upstairs, two spacious primary suites, each with a private ensuite, provide flexibility and privacy. Enjoy outdoor dining or a quiet moment on the north-facing balcony, complete with a BBQ gas hookup. Window coverings and an attached tandem garage with keyless entry round out this move-in-ready home. With parks, pathways, Livingston HOA amenities, and an off-leash dog park just steps away, plus nearby shopping, restaurants, and easy access to Stoney Trail, this home brings comfort and convenience together in a welcoming community.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344717
Bedrooms	2
Bathrooms	3
Year Built	2023
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	1,260.4 sq. ft.
Main Level Finished Area:	552.1 sq. ft.
Upper Level Finished Area:	551.8 sq. ft.

Condo Fee:	$328.15
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Acreage:	No
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	4
Year built:	2023 (Age: 3)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	2310260
Heating:	Floor Furnace, Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Metal Frame, Mixed, Wood Frame, Wood Siding
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Vinyl Plank
Cooling:	Central Air, Sep. HVAC Units
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Tandem
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level
HOA Fee:	$477.75
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	The Octave
Community:	Livingston
Amenities:	Parking, Snow Removal, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	WINDOW COVERINGS
Restrictions:	Easement Registered On Title, Restrictive Covenant
Pets Allowed:	Restrictions
Main Floor	Balcony · 8'11" × 8'8" ·
Main Floor	Living/Dining Room Combination · 22' × 10'11" ·
Main Floor	Kitchen · 14'3" × 11'8" ·
Upper Level	Bedroom · 11'10" × 9'10" ·
Upper Level	Laundry · 3'6" × 3'2" ·
Upper Level	Bedroom - Primary · 11'8" × 11'3" ·
Lower Level	Furnace/Utility Room · 10'5" × 4'3" ·

Lower Level	Entrance · 8'1" × 4'7" ·
Title to Land:	Fee Simple
Community Features:	Gated, Park, Playground, Schools Nearby, Sidewalks, Street Lights
Interior Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Corner Lot, Few Trees, Low Maintenance Landscape, No Back Lane, No Neighbours Behind, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d100
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/102-livingston-common-ne-calgary-a2344717/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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