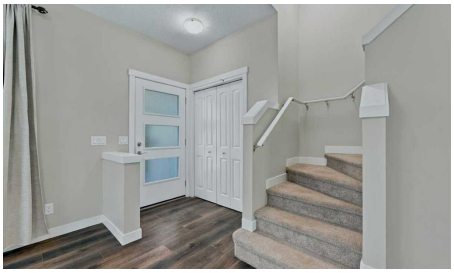
# 139 Livingston Common NE

Calgary | Active | MLS® A2359445

**$409,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **2018** | **1,281.64 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by KIC Realty

# A closer look

Welcome to this 3 bed, 2.5 bath, END UNIT townhome. This home features large windows to the southwest allowing for lots of natural light. Enjoy a summer BBQ with the fenced front patio. The main floor features an upgraded kitchen with gas range and quartz countertops. There is space for dining and a half bath also on this level. Upstairs there is a well sized primary bedroom with ensuite and walk-in closet, as well as 2 additional bedrooms, and family bathroom. The double garage and double driveway are a plus and will allow lots of space for you and your guests to park. Livingston is a Master-Planned community with recreation facilities, walking paths, parks, and quick access to Stoney trail and Deerfoot.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2359445 |
| **Bedrooms** | 3 |
| **Bathrooms** | 3 |
| **Year Built** | 2018 |
| **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:** | 2 Storey |
| **Total Living Area:** | 1,281.64 sq. ft. |
| **Main Level Finished Area:** | 640.53 sq. ft. |
| **Upper Level Finished Area:** | 641.11 sq. ft. |
| **Below Grade Finished Area:** | 260.95 sq. ft. |
| **Condo Fee:** | $370.72 |

| | |
|---|---|
| **Condo Fee Includes:** | Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash |
| **HOA Fee Frequency:** | Annually |
| **Front Exposure:** | Northeast |
| **Unit Exposure:** | Southwest |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall, End Unit |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2018 (Age: 8) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 1811699;35 |
| **Heating:** | Forced Air |
| **Basement:** | Full, Unfinished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | Four Plex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Vinyl Plank |

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|---|---|
| **Cooling:** | Central Air |
| **Fireplaces:** | 0 |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Rear |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | In Basement |
| **HOA Fee:** | $477.75 |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northeast |
| **Condo Name:** | The Octave |
| **Community:** | Livingston |
| **Amenities:** | Parking, Snow Removal, Trash, Visitor Parking |
| **Appliances:** | Built-In Gas Range, Dishwasher, Garage Control(s), Gas Oven, Microwave Hood Fan, Range Hood, Washer/Dryer |
| **Inclusions:** | N/A |
| **Restrictions:** | Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Living Room · 13'9" × 12'1" · |
| **Main Floor** | Kitchen · 13'3" × 8'6" · |
| **Main Floor** | Dining Room · 9'11" × 5'4" · |
| **Main Floor** | Breakfast Nook · 8'7" × 7'7" · |
| **Main Floor** | Foyer · 5'7" × 3'11" · |
| **2nd Floor** | Bedroom - Primary · 11'1" × 9'8" · |

| | |
|---|---|
| **2nd Floor** | Walk-In Closet · 5'8" × 4'4" · |
| **2nd Floor** | Bedroom · 9'1" × 8'4" · |
| **2nd Floor** | Bedroom · 11'6" × 10'5" · |
| **Basement** | Laundry · 13' × 12'4" · |
| **Basement** | Furnace/Utility Room · 6'3" × 5' · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Clubhouse, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths |
| **Interior Features:** | Kitchen Island, Open Floorplan, Pantry, Quartz Counters |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | Front Porch |
| **Lot Features:** | Landscaped, Sloped Down |
| **Pool Features:** | Outdoor Pool |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | M-1 |
| **Listed Date:** | Nov 23, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/139-livingston-common-ne-calgary-a2359445/

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

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