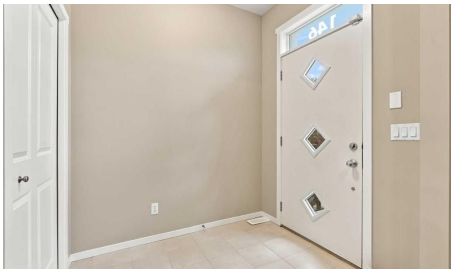
146 Livingston Avenue NE

Calgary | Active | MLS® A2342841

$499,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2016**	**1,436 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to this beautiful former Home by Avi show home in Livingston, where contemporary style, thoughtful design, and everyday functionality come together. This inviting 3-bedroom, 2.5-bathroom townhouse offers a bright and comfortable layout with plenty of room for family life.
The main floor feels open and welcoming, enhanced by 9-foot ceilings and a layout that makes great use of the space. The generous living room flows naturally into the dining area, creating an easy setting for quiet evenings, family gatherings, or entertaining friends. The kitchen is conveniently located at the rear with a pantry for extra storage, while the adjoining mudroom provides direct access to the rear patio. A powder room completes the main level.
Upstairs, you'll find three comfortable bedrooms, two full bathrooms, and the convenience of upper-floor laundry. The spacious primary bedroom offers a private retreat with a walk-in closet and 3-piece ensuite. Two additional bedrooms and a 4-piece bathroom provide flexibility for children, guests, or a home office.
The double detached garage provides secure parking and useful extra storage, while the irrigation system makes lawn and yard care easier throughout the warmer months. Best of all, there are no condo fees, helping keep ongoing ownership costs more manageable while still enjoying the efficient and low-maintenance lifestyle of a townhouse.
The location is equally convenient. The Livingston community centre is just 150 metres away, making it easy to enjoy the playground and fitness facilities. Only takes a few minutes to get on Stoney Trail, providing quick connections to the rest of the city. For even more convenience, CrossIron Mills is just an 11-minute drive away, with Calgary International Airport only about 15 minutes from home. Everyday shopping, recreation, essential services, and exciting future amenities are all close at hand.
With its former show home appeal, 9-foot ceilings, family-friendly layout, upper-floor laundry, double detached garage, irrigation system, and no condo fees, this home offers an excellent balance of comfort, convenience, and value. Come see it in person and experience everything this beautiful home has to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342841
Bedrooms	3
Bathrooms	3
Year Built	2016
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,436 sq. ft.
Main Level Finished Area:	722 sq. ft.
Below Grade Finished Area:	715 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,163 sq. ft.
Lot Frontage:	20' 1/8 "
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2016 (Age: 10)
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:	1612929
Heating:	Central
Basement:	Full, Unfinished, Other
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$477.25
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Dog Park, Fitness Center, Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 14'9" × 11'1" ·
Main Floor	Kitchen · 11'9" × 10'10" ·
Main Floor	Living Room · 14'8" × 14'3" ·
Upper Level	Bedroom - Primary · 12'10" × 11' ·

Upper Level	Bedroom · 11' × 9'6" ·
Upper Level	Bedroom · 9'11" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	High Ceilings, Open Floorplan, Quartz Counters
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/146-livingston-avenue-ne-calgary-a2342841/

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