154 Livingston Avenue NE

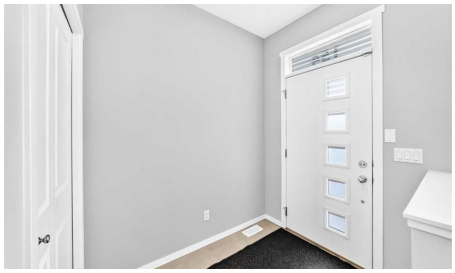
Calgary | Active | MLS® A2350232

$499,999









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2016**	**1,337 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Coldwell Banker Mountain Central

A closer look

Welcome to this former Homes by Avi Street Town show home in the vibrant community of Livingston! This stylish FREEHOLD townhome offers the convenience of low-maintenance living-with NO CONDO FEES.

The bright, thoughtfully designed main floor features 9-foot ceilings and an open-concept layout ideal for everyday living and entertaining. The spacious living and dining areas flow seamlessly into the well-appointed kitchen, complete with a pantry and access to the rear mudroom and patio. A convenient powder room completes the main level.

Upstairs, you'll find three bedrooms, two full bathrooms and upper-floor laundry. The generous primary suite includes a walk-in closet and private 3-piece ensuite, while the additional bedrooms offer excellent flexibility for children, guests or a home office.

Outside, enjoy a double detached garage and an irrigation system for easy seasonal yard care. Located just steps from Livingston's impressive community centre and minutes from Stoney Trail, shopping, CrossIron Mills and Calgary International Airport, this home combines comfort, convenience and exceptional value.

Former show-home appeal, a family-friendly floor plan and no condo fees-this is an opportunity you won't want to miss!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350232
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:	1,337 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:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
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:	In Unit, Laundry Room
HOA Fee:	$477.25
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Clubhouse, Park, Party Room, Playground, Recreation Room
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Dining Room · 12'8" × 6'11" ·
Main Floor	Entrance · 6'11" × 6' ·
Main Floor	Mud Room · 5'9" × 5'4" ·
Main Floor	Kitchen · 13'1" × 11' ·
Main Floor	Living Room · 14'1" × 12'11" ·
2nd Floor	Walk-In Closet · 4'10" × 4'7" ·
2nd Floor	Bedroom - Primary · 13'7" × 10'11" ·
2nd Floor	Laundry · 4'10" × 3'3" ·
2nd Floor	Bedroom · 10'9" × 8'11" ·

2nd Floor	Bedroom · 9'8" × 9'7" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Pond, Schools Nearby, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bathroom Rough-in
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/154-livingston-avenue-ne-calgary-a2350232/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.