156 Livingston Common NE

Calgary | Active | MLS® A2358460

$420,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2020**	**1,252.93 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Estate Professionals Inc.

A closer look

Welcome to 156 Livingston Common NE, where modern elegance blends seamlessly with everyday functionality in North Calgary’s premier master-planned community of Livingston.
Step inside to a bright, OPEN-CONCEPT main level designed for effortless entertaining and everyday comfort. The spacious living room and dining area flow seamlessly into a contemporary kitchen, which shines with sleek CEILING HEIGHT CABINETS and premium QUARTS COUNTER TOP that beautifully carry throughout the home. Just off the kitchen and PANTRY, you'll find a dedicated main floor OFFICE SPACE perfect for working from home. A convenient powder room completes the main floor, while CENTRAL AIR CONDITIONING ensures you stay cool and comfortable all summer long.
Upstairs, discover THREE BEDROOMS and TWO FULL BATHROOMS, highlighted by a relaxing primary retreat featuring a UPGRADED fully tiled custom shower complete with a floor-to-ceiling surround and built-in bench, alongside a second full bath to serve the remaining bedrooms. Downstairs, the BUILDER DEVELOPED BASEMENT offers exceptional practicality, providing the perfect versatile space to set up a dedicated home gym, alongside tons of storage room to keep seasonal gear and daily essentials neatly tucked away.
Parking and security are a breeze, as this home features a dedicated TWO CAR GARAGE to keep your vehicles protected year-round.
Situated in a pristine location, Livingston provides an active, family-focused lifestyle centered around incredible amenities. You are mere moments from the exclusive community HOA (Livingston Hub) and local parks. Commuting, daily errands, and travel are effortless thanks to quick, direct connections to Stoney Trail and incredibly easy access to the YYC International Airport.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358460
Bedrooms	3
Bathrooms	3
Year Built	2020
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:	1,252.93 sq. ft.
Main Level Finished Area:	636.66 sq. ft.
Condo Fee:	$335.18
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	Southwest
Unit Exposure:	Southwest
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2020 (Age: 6)
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:	2012083
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, 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, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Door Opener
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, In Unit
HOA Fee:	$477.75
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	The Octave
Community:	Livingston
Amenities:	Park, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Window Coverings (blinds, Curtain, and Curtain Rod), TV wall mount
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Dining Room · 13'9" × 8'3" ·

Main Floor	Kitchen · 17'1" × 13'7" ·
Main Floor	Living Room · 13'9" × 12'1" ·
2nd Floor	Bedroom · 15'8" × 8'5" ·
2nd Floor	Bedroom · 11'10" × 8'4" ·
2nd Floor	Bedroom - Primary · 13'9" × 11'5" ·
Basement	Laundry · 17'2" × 5'1" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage
Exterior Features:	BBQ gas line
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/156-livingston-common-ne-calgary-a2358460/

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