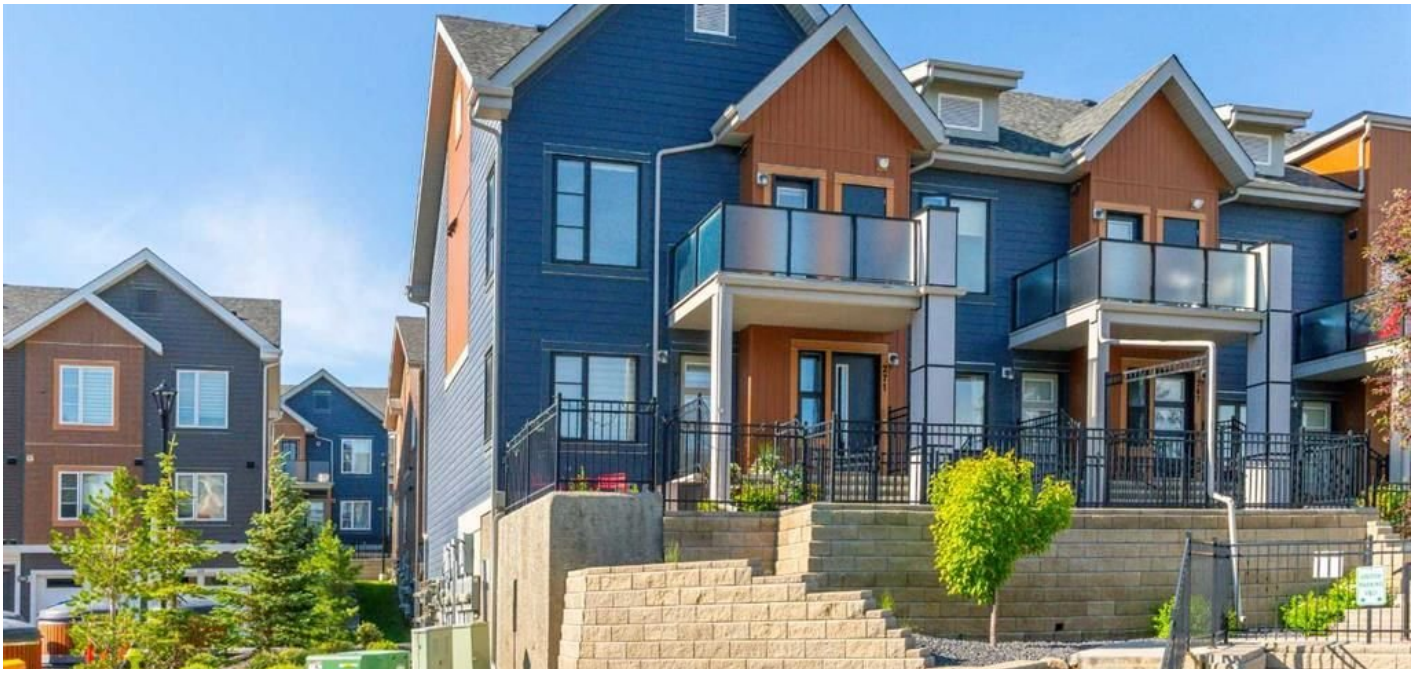
271 Livingston Common NE

Calgary | Active | MLS® A2326821

$329,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2017**	**981.63 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to this beautiful home in the sought after community of Livingston. This bright modern home features an open concept layout with vaulted ceilings that create a spacious and airy feel throughout. The kitchen offers plenty of cabinet and counter space along with quartz countertops, perfect for everyday living. The living room is warm and inviting with large windows that bring in an abundance of natural light, flowing seamlessly into the dining area. Down the hall you will find a full bathroom, a good sized second bedroom, and a spacious primary bedroom complete with its own walk in closet. You also have the convenience of in suite laundry. Step outside to your private outdoor area, ideal for relaxing or entertaining guests. This home also includes a single attached garage. You are close to green spaces and just a short walk to the Livingston Hub, the community's vibrant recreation and gathering space. Residents enjoy access to a gymnasium, rentable event and meeting spaces, a splash park, basketball courts, pickleball courts, playgrounds, and seasonal skating activities. With an abundance of pathways, parks, and recreation opportunities throughout the neighbourhood. You also have quick access to major roads, while shopping, restaurants, schools, and everyday services are all nearby. A fantastic opportunity to own a bright, stylish home in one of Calgary's fastest growing communities with exceptional amenities right at your doorstep.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326821
Bedrooms	2
Bathrooms	1
Year Built	2017
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:	Townhouse
Total Living Area:	981.63 sq. ft.

Main Level Finished Area:	134.81 sq. ft.
Upper Level Finished Area:	846.82 sq. ft.
Below Grade Finished Area:	126.82 sq. ft.
Condo Fee:	$270.24
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2017 (Age: 9)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1811733
Heating:	Forced Air
Basement:	Partial, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Other, Wood Frame
Structure Type:	Five Plus

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$477.75
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	The Octave
Community:	Livingston
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Inclusions:	n/a
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Living Room · 21'3" × 20'5" ·
Main Floor	Kitchen · 10'2" × 10'1" ·
Main Floor	Bedroom - Primary · 11'6" × 10'9" ·
Main Floor	Bedroom · 10'9" × 10'6" ·

Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	None
Lot Features:	See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d100
Listed Date:	Jul 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/271-livingston-common-ne-calgary-a2326821/

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

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