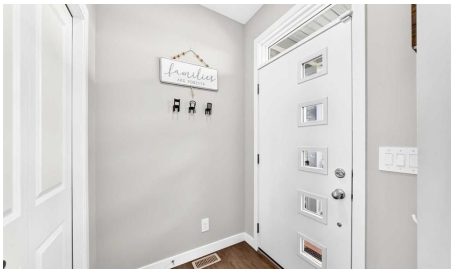
471 Livingston Way NE

Calgary | Active | MLS® A2340461

$499,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2023**	**1,115 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

NO CONDO FEES! DEVELOPED BASEMENT! Welcome to this beautifully maintained townhouse in the award-winning community of Livingston, Calgary's vibrant north-side master-planned community. This home offers excellent access to Stoney Trail, the Calgary International Airport, shopping, schools, parks, and many amenities throughout the city.

Featuring a south-facing backyard, front porch, and a spacious deck, this home provides plenty of opportunities to enjoy both indoor and outdoor living. The main floor offers 9 foot ceilings, an upgraded kitchen with stainless steel appliances, quartz countertops, and a bright, functional layout perfect for everyday living and entertaining.

Upstairs, you will find a comfortable primary bedroom with an upgraded ensuite shower, convenient upper floor laundry, and two additional bedrooms.

The fully developed basement adds even more valuable living space and features a spacious family room, one bedroom, and a 3-piece full bathroom. Ideal for a growing family, guests, teenagers, or a home office/entertainment area.

With NO CONDO FEES, a south-facing backyard, developed basement, and a fantastic Livingston location, this home is an excellent opportunity for first-time buyers, families, investors, or downsizers. Move-in ready and waiting for its next owner. Come see everything this home has to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340461
Bedrooms	4
Bathrooms	4
Year Built	2023
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:	1,115 sq. ft.
Main Level Finished Area:	559.71 sq. ft.
Upper Level Finished Area:	555.3 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	1,948 sq. ft.
Lot Frontage:	18' 1/8 "
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2023 (Age: 3)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2211236
Heating:	High Efficiency, 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, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	0
Garage:	No
Parking:	Off Street, On Street, Unpaved
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$455.00
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Clubhouse, Playground, Racquet Courts
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 12'11" × 11'2" ·
Main Floor	Kitchen · 11'2" × 10'9" ·
2nd Floor	Bedroom - Primary · 11'7" × 10'5" ·
2nd Floor	Bedroom · 9'10" × 8'6" ·
2nd Floor	Bedroom · 9'10" × 8'2" ·
Lower Level	Bedroom · 8'5" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights

Interior Features:	High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)
Exterior Features:	Lighting
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-Gm
Listed Date:	Aug 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/471-livingston-way-ne-calgary-a2340461/

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

Data was last updated November 25, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.