

\$539,900 - 1031 Livingston Way Ne, Calgary

MLS® #A2246656

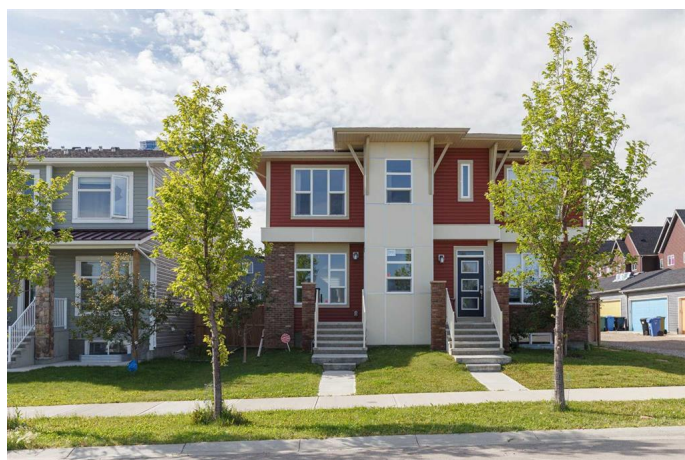
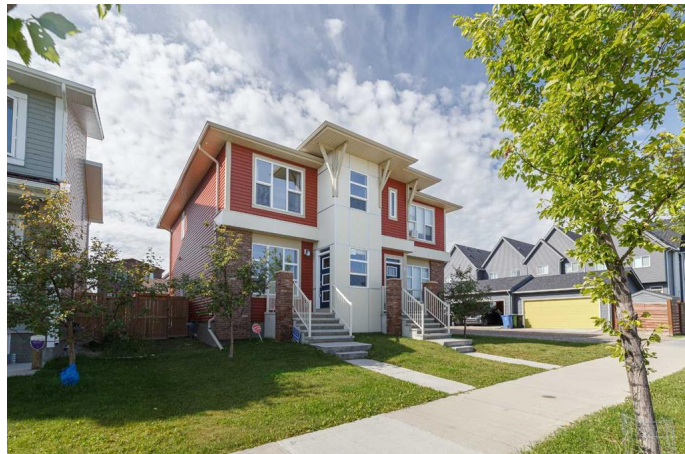
\$539,900

3 Bedroom, 3.00 Bathroom, 1,485 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

One of the Best-Priced Homes in All of Livingston! Welcome to this stunning semi-detached home in Livingston—one of Calgary’s newest and most desirable communities. Perfectly positioned directly across from a scenic open park, this beautifully designed property offers the ideal blend of style, space, and location. Step inside to a bright and open-concept main floor, featuring a spacious living room with park views, perfect for entertaining or relaxing. The chef-inspired kitchen is a standout with quartz countertops, central island, stainless steel appliances, sleek modern cabinetry, and a corner pantry for extra storage. Patio doors lead you to your sun-drenched, south-facing backyard with a large deck, ideal for summer BBQs and outdoor enjoyment. Upstairs, you'll find three generously sized bedrooms, a full bathroom, and convenient upper-floor laundry. The primary suite boasts a walk-in closet and a luxurious 5-piece ensuite with double sinks, soaker tub, and separate shower. The unfinished basement offers endless possibilities to create the space you’ve always dreamed of—whether it’s a home gym, media room, or extra living area. Additional features include a double detached garage, contemporary finishes throughout, and unbeatable value for the area. This home is priced to sell! Don’t miss your chance to own in one of Calgary’s fastest-growing communities. Contact your favourite Realtor® today to book your private showing.



Built in 2017

Essential Information

MLS® #	A2246656
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1031 Livingston Way Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3p 0v3

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	10
Zoning	R-Gm
HOA Fees	467
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.