

211 Livingston Common NE
Calgary, Alberta

MLS # A2180700



\$450,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,200 sq.ft.	Age:	2020 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s), Street Lighting, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 281
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

**** SAY HELLO TO A GOOD BUY ** INDOOR PARKING = SPACE FOR 2 CARS **** This trendy 2-story townhome is ideally located in the community of Livingston and close to the many amenities - Transit, Parks, Shopping, pathways, dog parks, and FUN! The ground floor displays a sizeable main entrance with high 9' ceilings. The very spacious main living area includes beautiful luxury vinyl plank flooring, a large living room, a formal dining room, and a stylish kitchen. Your new kitchen will feature white quartz countertops, tile kitchen backsplash, shaker-style upper white cabinets with lower wood grain doors & stainless steel appliances. A sizeable outdoor 14' x 7' balcony is off the kitchen area and offers patio doors for easy access to your private BBQ area. The upper floor features carpet + tile flooring and dual primary bedrooms, offering private ensuites and ample closet(s). Convenient Laundry closet with stacking washer/dryer. This trendy townhome with a modern & decor palette has everything you need with a functional yet stylish layout. Plus, full interior fire suppression sprinkler system, Don't miss this opportunity. Quick possession date is available! Call your friendly REALTOR(R) to book a viewing!