

# \$644,999 - 942 Livingston Way Ne, Calgary

MLS® #A2206140

**\$644,999**

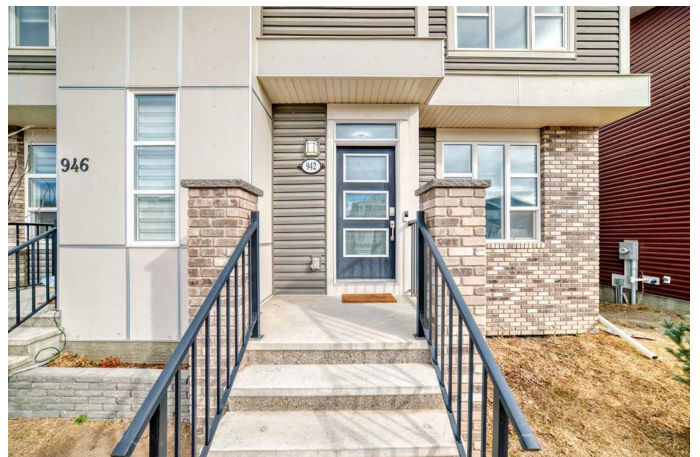
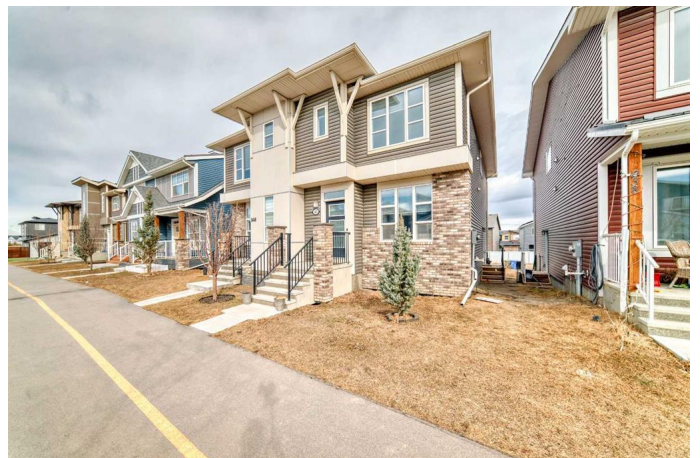
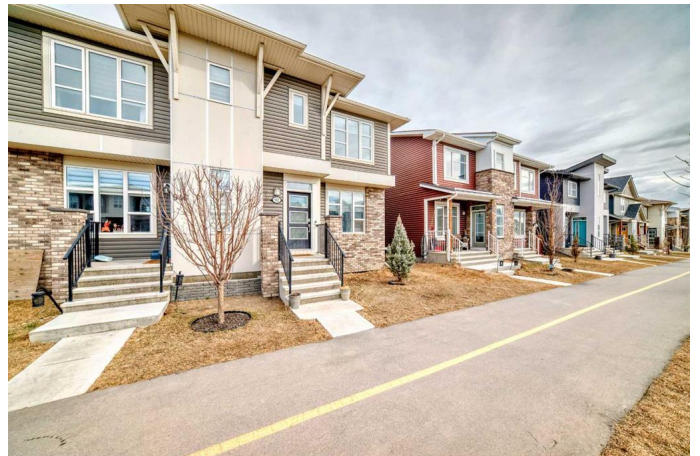
4 Bedroom, 4.00 Bathroom, 1,642 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Stunning Semi-Detached Home in Livingston  
â€“ Calgaryâ€™s Thriving Northwest  
Community! Welcome to this beautifully  
designed 3+1 BED+ DEN, 3.5 BATH home in  
the sought-after community of Livingston.  
Offering modern finishes, functional living  
spaces, and investment potential, this home is  
perfect for growing families! throughout. Key  
Features:

Spacious & Open-Concept Living â€“ Bright  
and airy layout with stylish finishes throughout.  
Chefâ€™s Kitchen â€“ Featuring sleek quartz  
countertops, stainless steel appliances, and a  
spacious island for entertaining. Primary Suite  
Retreat â€“ Generous in size with a walk-in  
closet and private ensuite. Upstairs offers  
three Bedrooms + loft/ den â€“ Perfect for  
growing families or home office needs. Fully  
Finished Basement with Separate Entrance  
â€“ Includes an additional bedroom, a second  
den that can be use as an office, play room or  
a guest room, a mini bar (with a counter, a sink  
and a second ref ), a second set of laundry -  
convenience at its' best, with laundry rooms on  
both the upper floor and basement, and full  
bath, ideal for extended family or rental  
opportunities.

Great community! Livingston is a thriving,  
master-planned community with green spaces,  
parks, and pathways. ?Close to schools,  
shopping, dining, and the future Green Line  
LRT. Easy access to major roadways,  
ensuring a quick commute to downtown and  
beyond. Don't miss this fantastic opportunity!



Schedule a viewing today!

Built in 2019

### Essential Information

MLS® #	A2206140
Price	\$644,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,642
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	942 Livingston Way Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1L6

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Side By Side, Stall, Unpaved

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Few Trees, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

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.