\$570,000 - 483 Livingston Way Ne, Calgary

MLS® #A2216171

\$570,000

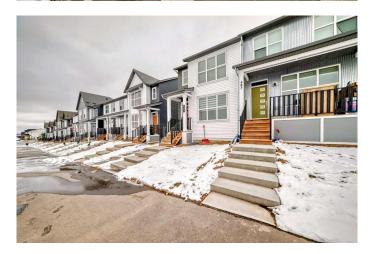
4 Bedroom, 4.00 Bathroom, 1,341 sqft Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to 483 Livingston Way NE, a beautifully appointed two-storey home nestled in the dynamic and growing community of Livingston. From the moment you step inside, you'll appreciate the thoughtful design and attention to detail that make this property truly stand out. The main floor boasts an open-concept layout perfect for everyday living and entertaining. A spacious living room flows seamlessly into a stylish kitchen and adjacent dining area, creating an inviting atmosphere for gatherings of any size. A convenient powder room and mudroom complete the main level, enhancing both comfort and functionality. Upstairs, the primary bedroom offers a peaceful retreat with a private ensuite and walk-in closet. Two additional bedrooms, a full bathroom, and an upper-level laundry room make this floor ideal for families or guests. The fully finished basement adds even more flexibility to the home, featuring an additional bedroom, full bathroom, a cozy family room, and a wet bar â€" presently been used by the owner for short-term rental. The suite (illegal) is also perfect for entertaining or accommodating extended family. Step outside to enjoy your private backyard and rear deck, a perfect spot to relax during warmer months. Livingston is a vibrant, master-planned community in North Calgary offering parks, pathways, future schools and the much talked about Livingston Hub - a vibrant community center that serves as the heart of the Livingston neighborhood. It's a dynamic







gathering point where residents can connect, engage in various activities. Whether you're a first-time buyer, a growing family, or someone looking for a well-rounded home in a thriving area, this property is an exceptional opportunity. Book your private showing today and discover the possibilities that await in this fantastic home.

Built in 2023

Essential Information

MLS® # A2216171 Price \$570,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,341 Acres 0.06 Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 483 Livingston Way Ne

Subdivision Livingston City Calgary

County Calgary
Province Alberta

Postal Code T3P 1P2

Amenities

Parking Spaces 2

Parking Parking Pad

Interior

Interior Features Breakfast Bar, No Smoking Home, Quartz Counters

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Decorative, Electric

Has Basement Yes

Basement Exterior Entry, Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed May 2nd, 2025

Days on Market 49

Zoning R-Gm

Listing Details

Listing Office URBAN-REALTY.ca

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