# \$614,900 - 689 Livingston Way Ne, Calgary

MLS® #A2262439

## \$614,900

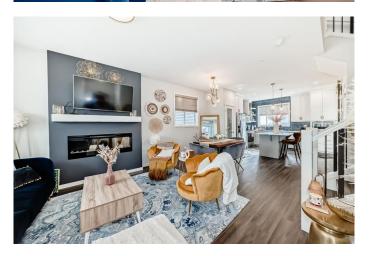
3 Bedroom, 3.00 Bathroom, 1,342 sqft Residential on 0.07 Acres

Livingston, Calgary, Alberta

WELCOME HOME! From the moment you step inside, you'II notice the PRIDE OF OWNERSHIP in this FULLY UPGRADED and meticulously maintained property. Located in the highly sought after community of Livingston, this IMMACULATE 3-bedroom, 2.5-bathroom OPEN CONCEPT home offers both style and functionality. The main level features luxury vinyl plank flooring throughout and an OPEN CONCEPT layout that seamlessly connects the living room, dining area, and kitchen creating a bright and inviting atmosphere perfect for both everyday living and entertaining. At the heart of the home is a MODERN KITCHEN showcasing sleek white cabinetry, GRANITE COUNTERTOPS and a LARGE ISLAND with stylish pendant lighting. Adding to the ambiance, UNDER CABINET LIGHTING enhances both the aesthetics and practicality of the space, making meal prep a breeze. The kitchen is fully equipped with STAINLESS STEEL appliances, a built-in microwave, chimney-style hood fan, ceiling height cabinets, and a convenient pantry. A 2-piece powder room completes the main floor. Upstairs, the spacious primary bedroom features a walk-in closet and a luxurious 4-piece ensuite with a relaxing SOAKER TUB. Two additional generously sized bedrooms, a 4-piece main bathroom, and a convenient laundry room complete the upper level. The unfinished basement is A BLANK CANVAS awaiting your CREATIVE TOUCH, boasting two large windows and roughed-in plumbing,







offering endless possibilities for future development. Step outside into the fully landscaped, SOUTH FACING backyard, perfect for entertaining or soaking up the sun. A LARGE DECK provides ample space for hosting family and friends. The home also includes a DOUBLE DETACHED GARAGE offering plenty of room for parking and storage. Ideally located just minutes from Stoney Trail and Deerfoot, this home provides quick access to downtown, shopping centres, entertainment, and more. Don't miss out! Call your favourite REALTOR® to book a private showing today!

Built in 2020

## **Essential Information**

MLS® # A2262439 Price \$614,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,342

Acres 0.07

Year Built 2020

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 689 Livingston Way Ne

Subdivision Livingston

City Calgary

County Calgary

Province Alberta

Postal Code T3P 1N8

#### **Amenities**

Amenities Playground, Recreation Facilities, Park

Parking Spaces 2

Parking Double Garage Detached, Off Street

# of Garages 2

#### Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In

Closet(s), Granite Counters

Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer,

Window Coverings, Electric Oven

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed October 10th, 2025

Zoning R-G HOA Fees 450 HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Broker

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