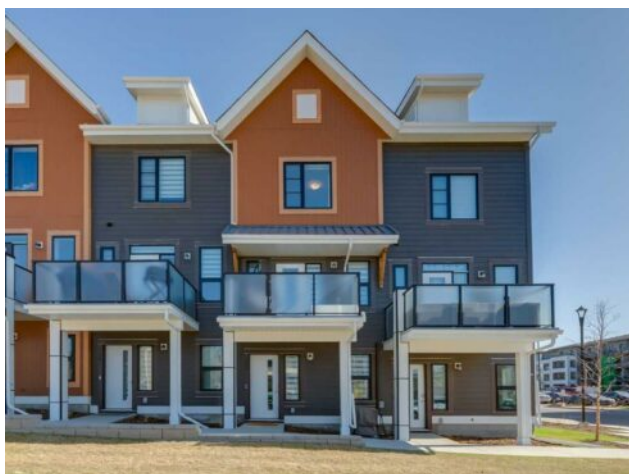


**104 Livingston Common NE**  
**Calgary, Alberta**

**MLS # A2218936**



**\$450,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn		

**Heating:** Forced Air

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 291

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** garage door opener and 1 remote

Welcome to The Octave! This fully air conditioned townhome offers an open floor plan and has plenty of windows bringing the natural light throughout. The main level has a well appointed kitchen with stainless appliances, plenty of cabinets, central island with seating and quartz counters. The dining and living rooms are a good size and have a door leading to your private balcony. The 2 piece bath completes this level. The upper level has 2 primary bedrooms each with their own ensuites and the laundry conveniently located here as well. You have an tandem garage with room to put a workbench or for storage. You are located steps away from the Livingston HOA complex with it's splash park, hocky rink, playing fields and as a resident of Livingston you have access to the variety of programs and events offered there. Don't miss out!