

## 263 Livingston Common NE Calgary, Alberta

**MLS # A2258350**



# \$379,900

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	902 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Many Trees, Paved, Street Lighting, Treed, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

<b>Inclusions:</b>	Refrigerator, Dishwasher, Stove, Microwave Hood Fan, Washer, Dryer, TV Mount, Mantel
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Welcome to 263 Livingston Common NE — a townhome that doesn't just check boxes, it sets the tone. This top-floor unit is built for the ambitious, with soaring vaulted ceilings and a modern interior that feels as bold as it is comfortable. Step out onto your front balcony overlooking a treed courtyard — arguably the best views in the complex. Inside, natural light pours through the south-facing windows of both bedrooms, while the primary suite impresses with a uniquely oversized walk-in closet. Location? Prime. Just a block from The Livingston Hub — a next-level community centre with a splash park, soccer fields, tennis courts, an outdoor rink, and Livingston Pond with endless walking paths. Quick in-and-out access makes commutes effortless, while at home, the vibe is pure comfort and style. This isn't just a starter home. It's a launchpad for the life you're building — equal parts modern, connected, and unapologetically ambitious.