

# \$579,000 - 124 Livingston Parade Ne, Calgary

MLS® #A2206468

**\$579,000**

3 Bedroom, 3.00 Bathroom, 1,609 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Shows like new. 1600sqft 2 storey with bright and open main floor, 3 bedrooms and bonus room up, 3 bathrooms and double garage. Features contemporary fixtures throughout, 9 foot ceilings, fireplace, pot lights, upper level laundry and doors to rear deck. Kitchen is super appealing with quartz counters and breakfast bar, decorative tile, walk-in pantry and upgraded lighting and spot lights. The basement is open and large with 9' ceilings and a separate entrance. Rear deck and front patio, gas line for bbq. Convenient location - close to transit and very quick access to Stoney Trail . Beautiful home - well worth viewing. 124 Livingston Parade.

Built in 2019

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2206468               |
| Price          | \$579,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,609                  |
| Acres          | 0.06                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 124 Livingston Parade Ne |
| Subdivision | Livingston               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 0V6                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings              |
| Heating           | Forced Air                                                                                                |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas                                                                                                       |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | BBQ gas line    |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 24               |

|                        |                 |
|------------------------|-----------------|
| Zoning                 | R-G             |
| HOA Fees               | 490             |
| HOA Fees Freq.         | ANN             |
| <b>Listing Details</b> |                 |
| Listing Office         | Copper K Realty |



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