

# \$730,000 - 743 Livingston Way Ne, Calgary

MLS® #A2219461

**\$730,000**

5 Bedroom, 4.00 Bathroom, 1,843 sqft  
Residential on 0.07 Acres

Livingston, Calgary, Alberta

Welcome to this stunning 3-bedroom, 2.5-bathroom home offering comfortable, stylish living with plenty of space for the whole family. Thoughtfully designed with modern finishes and functional spaces, this smoke-free, pet-free property is located in a highly sought after neighborhood of Livingston close to everything you need. The main floor features an open concept layout with a bright living area, contemporary kitchen with quality finishes, and a flex room perfect for a home office or playroom. Upstairs, enjoy a spacious bonus room, ideal for family movie nights or a quiet reading nook. The primary includes a walk-in closet and private ensuite, accompanied by two additional bedrooms and a full bath. The legal 2bedroom, 1 bath with separate entrance offers excellent flexibility, which is tenant occupied at the moment. its also Finished with the same attention to details, it provides both comfort and privacy. Step out onto the back deck for easy outdoor living, whether you're enjoying your morning coffee or hosting a summer BBQ. Located minutes from parks, schools, shopping centers, bike paths, major highways, the airport, and the Livingston Hub with community recreation facilities, this home offers a balanced lifestyle in a vibrant, connected community. Donâ€™t miss out on this rare opportunity a home that checks all the boxes!

Built in 2020



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219461    |
| Price          | \$730,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,843       |
| Acres          | 0.07        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 743 Livingston Way Ne |
| Subdivision | Livingston            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 1L5               |

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)                                    |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Has Basement      | Yes                                                                                              |
| Basement          | Exterior Entry, Finished, Full                                                                   |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Other                    |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 4             |
| Zoning         | R-G           |
| HOA Fees       | 476           |
| HOA Fees Freq. | ANN           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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