

# \$625,000 - 943 Livingston Way Ne, Calgary

MLS® #A2236063

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,706 sqft

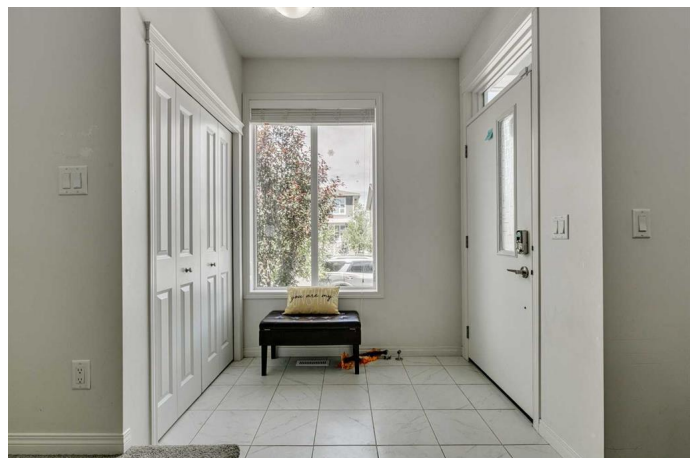
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to this inviting and well-maintained home, offering fantastic curb appeal with a charming front yard that sets the tone for what's inside. Step through the front door into a spacious foyer with a large closet, perfect for storing coats and shoes. The main floor features an airy living room with soaring ceilings open to above, hardwood floors, and tile for easy upkeep. The kitchen is a chef's delight with stainless steel appliances, a built-in microwave, a breakfast bar, and a walk-in pantry. The sunny, south-facing dining area fills with natural light, and a convenient powder room completes the main level.

Upstairs, you'll find three comfortable bedrooms, including a primary retreat with a 3-piece ensuite, and a well-appointed 4-piece bathroom to serve the additional bedrooms. The basement is unfinished and ready for your personal vision—ideal for adding value and extra space.

Enjoy outdoor living in the backyard, which features a good-sized deck, privacy partitions, low-maintenance landscaping, and convenient back alley access. Located within walking distance to the vibrant Livingston Hub and HOA amenities, and just minutes from Stoney Trail and Deerfoot Trail for a quick commute across the city, this home offers the perfect blend of comfort, convenience, and community living.



Built in 2018

## Essential Information

MLS® #	A2236063
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,706
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	943 Livingston Way Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1L2

## Amenities

Amenities	Clubhouse, Park, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Closet Organizers
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 1st, 2025
Days on Market	12
Zoning	R-G
HOA Fees	476
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.