

\$649,900 - 672 Livingston Way Ne, Calgary

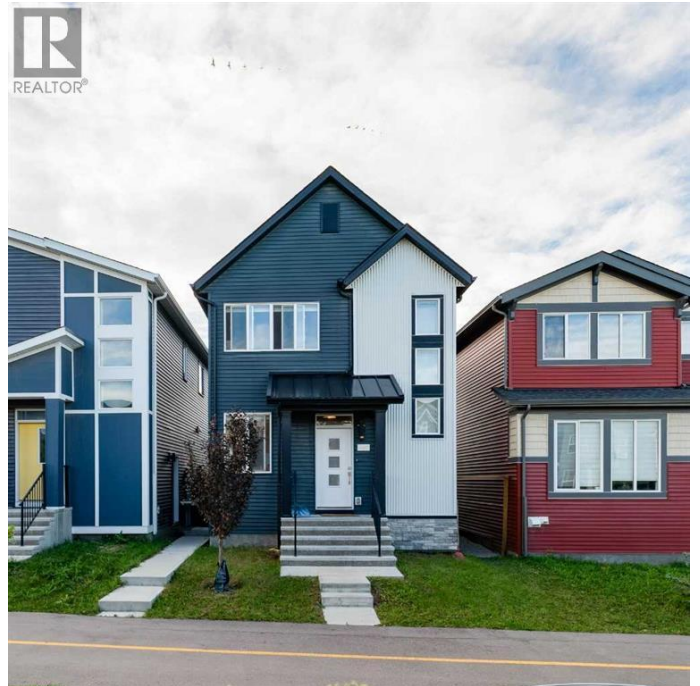
MLS® #A2256711

\$649,900

4 Bedroom, 4.00 Bathroom, 1,730 sqft
Single Family on 0.06 Acres

Livingston, Calgary, Alberta

Stunning 4-Bedroom Home with Legal Basement Suite & Double-Detached Garage in Livingston! Perfect for both families and investors, this home combines style, functionality, and income potential. The main floor features a bright, open-concept living area with oversized windows, flooding the space with natural light – ideal for relaxing or entertaining. The gourmet kitchen is a true showstopper, complete with upgraded stainless steel appliances, a built-in electric cooktop, Granite countertops, and modern finishes throughout. Upstairs, you'll find a versatile bonus room, perfect for family movie nights or a kids' play space. The luxurious primary suite includes an enormous walk-in closet, a private balcony with outstanding views, and a spa-inspired ensuite. The legal basement suite (separate entrance) comes with its own kitchen, bedroom, bathroom, and living area – perfect for rental income or extended family. Located in the sought-after master-planned community of Livingston, residents enjoy access to the state-of-the-art Livingston Hub, featuring sports facilities, a community center, year-round events, scenic parks, walking paths, and proximity to schools, shopping, and transit. Featuring a double-car garage and a versatile layout, this home is built to adapt to your lifestyle – opportunities like this don't come often! This is your chance to enjoy the best of both worlds – live upstairs in comfort while generating income from the basement suite. Whether



youâ€™re looking for an investment or your forever home, this property truly has it all.Donâ€™t miss out â€“ book your private showing today! (id:6289)

Built in 2021

Essential Information

Listing #	A2256711
Price	\$649,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,730
Acres	0.06
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

Address	672 Livingston Way Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P1N8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Range - Gas, Range - Electric, Dishwasher, Microwave, Hood Fan, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Complete Realty
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