

# \$629,900 - 685 Livingston Way Ne, Calgary

MLS® #A2257088

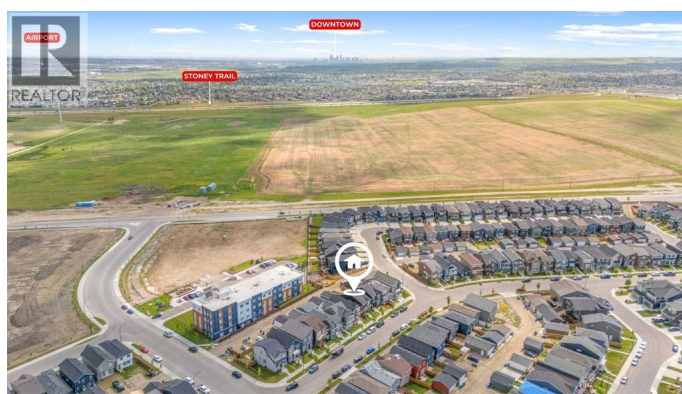
**\$629,900**

4 Bedroom, 4.00 Bathroom, 1,572 sqft

Single Family on 0.07 Acres

Livingston, Calgary, Alberta

Welcome to your dream home in Livingston, one of North Calgary's most sought-after communities! This stunning detached laned home offers 3 bedrooms, 2.5 bathrooms plus a fully legal 1-bedroom basement suite with its own private entrance, full bath, and in-suite laundry—perfect for extended family or rental income. Step through the northwest-facing main entrance and be greeted by a spacious, light-filled living room featuring a large picturesque window and an elegant electric fireplace—creating the perfect ambiance for cozy evenings and gatherings. The main floor continues into a sleek open-concept kitchen featuring upgraded cabinetry to the ceiling, built-in microwave, chimney-style hood fan, gas stove and a pantry—a perfect space for culinary creativity. Just off the kitchen, the dining area overlooks the beautifully landscaped backyard, ideal for entertaining. A convenient 2-piece powder room completes the main level. One of the highlights of this home is the sun-soaked south-facing backyard, which not only offers a bright and inviting outdoor space but also allows natural light to pour into the dining area—creating a warm and cheerful atmosphere year-round. Head upstairs via the upgraded staircase with elegant railings, and you'll find the primary bedroom on the right overlooking the backyard, complete with a 3-piece ensuite and walk-in closet. Two generously sized secondary bedrooms sit at the front of the home, each with their own



closet and great natural light. A 4-piece main bathroom and upstairs laundry round out the upper level. The fully legal basement suite is a standout featureâ€”perfect for generating extra income or hosting guests. It offers an open-concept living and kitchen area, one comfortable bedroom, a full bathroom, and separate laundry for added convenience. Outside, the landscaped and fenced south backyard features a lovely deck, perfect for summer BBQs and gatherings. A 2-car parking pad at the back completes this exceptional property. Whether youâ€™re a first-time buyer, growing family, or savvy investor, this home checks all the boxes for comfort, style, and affordability. Donâ€™t miss outâ€”call your favourite REALTORÂ® today to book a private showing! (id:6289)

Built in 2020

**Essential Information**

Listing #	A2257088
Price	\$629,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,572
Acres	0.07
Year Built	2020
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	685 Livingston Way Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P1N8

**Amenities**

Amenities	Playground, Shopping, Recreation Centre
Features	Back lane, Parking
Parking Spaces	2
Parking	Other, Parking Pad

### Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Stove, Dryer, Microwave, Microwave Range Hood Combo
Heating	Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

### Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX Complete Realty
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Listing information last updated on October 14th, 2025 at 11:31am PDT