

# \$769,900 - 179 Livingston Avenue Ne, Calgary

MLS® #A2241603

**\$769,900**

4 Bedroom, 4.00 Bathroom, 1,764 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Welcome to one of the most impressive laned homes in the community—crafted by award-winning Morrison Homes and situated on an oversized lot. This exceptional property offers a rare combination of style, space, and income potential.

The main and upper levels feature three spacious bedrooms, 2.5 bathrooms, and a bonus room—perfect for a home office, playroom, or second living area. The thoughtful floor plan is filled with high-end finishes, designer details, and an abundance of natural light throughout.

Downstairs, you’ll find a fully legal one-bedroom, one-bathroom basement suite with a private entrance—ideal for extended family, guests, or rental income.

Out back, the oversized double detached garage provides ample space for vehicles, storage, or even a workshop setup. With its curb appeal, spacious layout, and premium lot, this home stands out as the nicest laned home in the neighborhood.

Just steps to the Livingston Hub, a vibrant facility serving as the community hub with gymnasium, banquet hall, meeting rooms, community kitchen and more such as skating rinks, tennis courts, playground, splash park, amphitheatre, ping pong tables & gathering areas.

This is your opportunity to own a truly turn-key home in a vibrant and growing community—don’t miss it!



Built in 2020

## Essential Information

MLS® #	A2241603
Price	\$769,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,764
Acres	0.08
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	179 Livingston Avenue Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V8

## Amenities

Amenities	Park, Picnic Area, Playground, Recreation Facilities, Clubhouse, Game Court Interior
Parking Spaces	4
Parking	Double Garage Detached, Oversized, Parking Pad
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings, Electric Water Heater
Heating	Central
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard, Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 21st, 2025
Days on Market	1
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.