$489,990 - 144 Livingston Common Ne, Calgary

MLS® #A2220035

$489,990

3 Bedroom, 3.00 Bathroom, 1,246 sqft
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Open House: May 11 2:00 pm to 4:00 pm | Modern Townhome in the Heart of Livingston | 3 Beds | 2.5 Baths | Double Attached Garage | Landscaped Front Yard

Welcome to 144 Livingston Common NE â€" a stunning 1,245 sq ft townhome that blends contemporary design, functional living, and community convenience in one of Calgaryâ€™s most dynamic and family-friendly neighbourhoods. Located in the award-winning Livingston community, this home offers access to a lifestyle, not just a location â€" with exclusive amenities provided by the Livingston Homeowners Association (HOA), including a 35,000 sq ft community hub with a skating rink, splash park, gymnasium, and year-round programming for all ages.

From the moment you arrive, you're greeted by a professionally landscaped and fully fenced front yard, offering privacy and a peaceful outdoor retreat. The charming exterior with warm-toned siding and modern architectural lines sets the tone for the quality inside.

Step inside to a bright, open-concept main floor featuring wide-plank luxury vinyl flooring, neutral tones, and oversized windows that flood the space with natural light. The living and dining areas are perfect for relaxing or entertaining, while the beautifully appointed kitchen features:
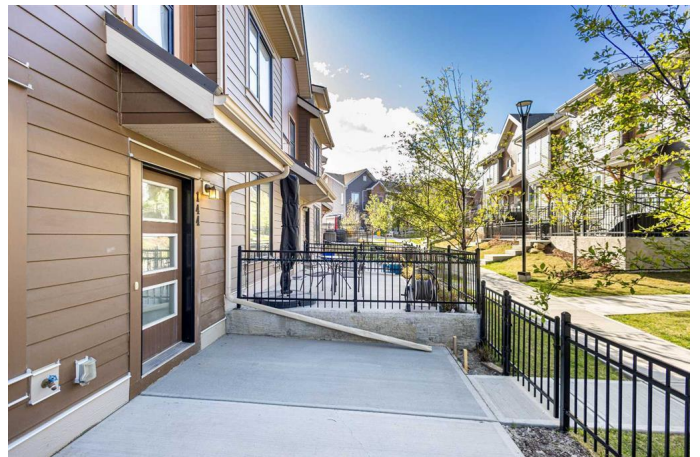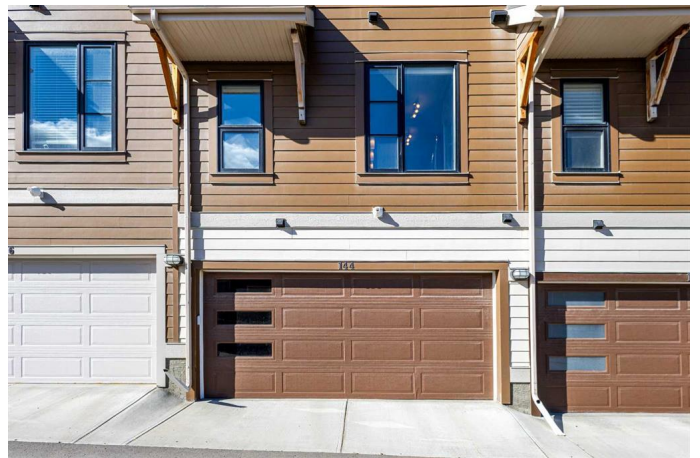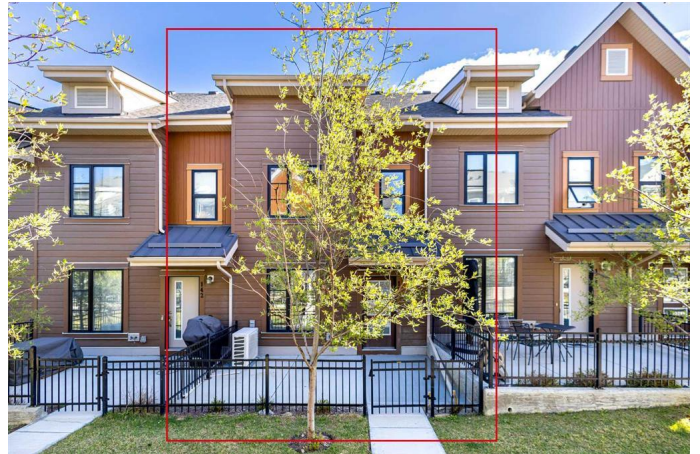
An oversized quartz island with bar seating,

Full-height cabinetry and soft-close drawers,

Stainless steel appliances and a sleek tile backsplash,

Pantry storage and easy access to a private balcony for BBQs or morning coffee.

Upstairs, you'll find three generous bedrooms, including a spacious primary retreat with large windows, a walk-in closet, and a private ensuite bathroom. Two additional bedrooms are ideal for kids, guests, or a home office. A second full bathroom and upstairs laundry with side-by-side washer and dryer add convenience to everyday living.

The double attached garage provides plenty of room for parking and storage, while the unfinished lower level offers potential for a gym, flex space, or future development to suit your needs.

Livingston is more than a neighbourhood—it's a vision for Calgary's north. With thoughtfully designed parks, walking trails, future school sites, and rapid access to Stoney Trail, you'll love the connectivity and community spirit. Whether you're a first-time buyer, downsizer, or investor, this turnkey townhome is the perfect place to call home.

Built in 2019

Essential Information

MLS® #	A2220035
Price	$489,990
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,246
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	144 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K1

Amenities

Amenities	Clubhouse, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Interior Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2025
Days on Market	37
Zoning	M-1
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	Homecare Realty Ltd.