

# \$565,000 - 17 Livingston Gate Ne, Calgary

MLS® #A2206745

**\$565,000**

4 Bedroom, 4.00 Bathroom, 1,344 sqft

Residential on 0.05 Acres

Livingston, Calgary, Alberta

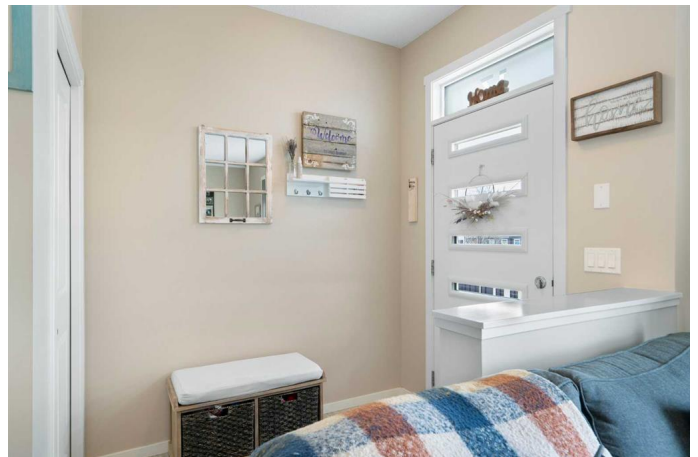
If you've been wanting more space, a bit of privacy, and a place that actually feels like yours – this might be the one.

Welcome to Livingston – one of Calgary's premier communities, known for its modern amenities, community vibe, and easy access to everything you need. Whether you're just starting out or looking to move up without breaking the bank, this home offers solid value for anyone wanting an affordable property without the hassle of condo fees. You're just steps away from Livingston's award-winning HOA facility – a massive community hub with banquet rooms, tennis courts, a skate park, an outdoor skating rink, splash pad, playground, and soccer fields. And right next door? The future home of a brand-new school – making this location absolutely ideal for families now and in the future.

Right when you walk in, the natural light and lighter floors give the place a fresh, open feel. Bonus builder upgrade: there's an added coat closet near the front entry for extra storage – a small but smart detail you'll appreciate every day.

The living room is the kind of space that works for pretty much everything – from morning coffee to movie nights or catching up with friends after work.

The flow into the dining area is easy, with plenty of room to host dinner or have a laid-back weekend brunch. The kitchen's sharp too – quartz countertops, stainless



steel Whirlpool appliances, and a good-sized island that's perfect for cooking or just hanging out while dinner's on. At the back of the house, there's a mudroom and a tucked-away half bath - handy for guests or just keeping things simple on busy mornings. Step out into the west-facing backyard and you'll catch that golden-hour light most nights. There's a concrete patio for BBQs or a drink after work, and the fenced yard means kids or dogs can roam without worry. Two parking spots out back keep things easy. Upstairs, the layout just makes sense. Two secondary bedrooms give you options - home office, kids, guests - whatever you need. The main bathroom and laundry are close by, so no hauling baskets up and down. The primary bedroom is set at the front for a bit more peace and comes with its own 3-piece ensuite - a solid setup for winding down after a long day. The finished basement gives you even more to work with - rec room, home gym, or a spot for the big screen. There's also a fourth bedroom and another full 4pc bathroom, plus a separate storage room to keep everything out of sight but close by when you need it. If you're ready for a home that fits real life - this could be it. Book your showing and come take a look.

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2206745  |
| Price          | \$565,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,344     |
| Acres          | 0.05      |

|            |               |
|------------|---------------|
| Year Built | 2018          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17 Livingston Gate Ne |
| Subdivision | Livingston            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T4B 3P6               |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Other                                |
| Parking Spaces | 2                                    |
| Parking        | Alley Access, On Street, Parking Pad |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Central                                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Lane, Lawn          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 22              |
| Zoning         | R-Gm            |
| HOA Fees       | 475             |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Real Broker

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