

# \$664,900 - 688 Livingston Way Ne, Calgary

MLS® #A2210482

**\$664,900**

4 Bedroom, 4.00 Bathroom, 1,528 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

\*\*\*OPEN HOUSE SATURDAY 2-4PM\*\*\*

DOUBLE GARAGE | AIR CONDITIONING |

FINISHED BASEMENT | NEW SIDING

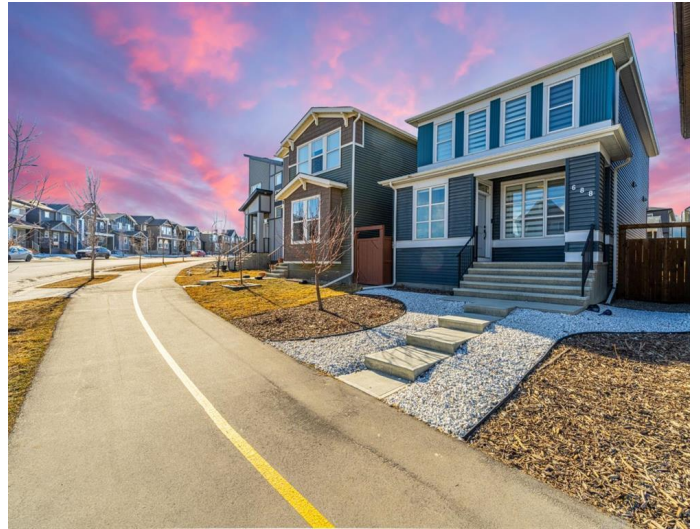
Beautiful 4-Bedroom Home in Livingston with  
Finished Basement & Double Garage!

Welcome to your dream home in the amazing community of Livingston, Calgary! This magazine-worthy home offers 2,216 sq. ft. of total living space, perfect for families, professionals, or anyone looking for a place that truly feels like home.

Step inside and enjoy the bright, open-concept main floor, where the living room, dining area, and kitchen flow perfectly together. The white kitchen is a showstopper—complete with ceiling-height cabinets, quartz countertops, and stainless steel appliances. Whether you're cooking dinner, hosting friends, or helping with homework at the island, this space makes everyday moments special.

Upstairs, you'll find comfortable bedrooms and bathrooms for the whole family. With 4 bedrooms and 4 bathrooms, there's room for everyone to have their own space. The finished basement adds even more space for movie nights, guests, or a home office.

Enjoy sunny evenings in your west-facing backyard, or relax with peace of mind knowing the siding and shingles are brand new. You'll also stay cool all summer long with central air



conditioningâ€”a true luxury in those warm Calgary months.

Thereâ€™s street parking in front and a double detached garage in the back, giving you all the parking and storage space you could ask for.

Located in the vibrant and growing community of Livingston, youâ€™ll love everything this neighbourhood offers. There's a massive community centre with a gym, splash park, skating rink, and more. Plus, Livingston has beautiful parks, playgrounds, bike paths, and quick access to Stoney Trail and Deerfoot Trailâ€”making commuting a breeze.

Whether youâ€™re looking for style, comfort, or community, this home checks all the boxes. Move-in ready, full of natural light, and in one of Calgaryâ€™s most exciting new neighbourhoodsâ€”this is a place where you can truly love where you live.

Book your showing today and take the first step toward living in the home youâ€™ve been waiting for!

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210482    |
| Price          | \$664,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,528       |
| Acres          | 0.06        |
| Year Built     | 2020        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 688 Livingston Way Ne |
| Subdivision | Livingston            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 1N8               |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Playground |
| Parking Spaces | 2                                     |
| Parking        | Double Garage Detached, Off Street    |
| # of Garages   | 2                                     |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings                              |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                              |
| Cooling           | Central Air                                                                                                                           |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                        |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                    |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Vinyl Siding, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 67              |
| Zoning         | R-G             |

|                |     |
|----------------|-----|
| HOA Fees       | 473 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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