



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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160 Livingston Common NE
Calgary, Alberta

MLS # A2242012



\$485,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 335
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	None		

Chic, Comfortable & Community-Centered Living in the Heart of Livingston Welcome to your next home—a stylish, low-maintenance retreat nestled in one of the most peaceful pockets of Livingston. Backing onto a tranquil courtyard and offering its own private front yard, this thoughtfully designed home brings together function, elegance, and modern convenience across 1,265 sq. ft. of beautifully developed living space. From the moment you walk in, you'll feel the difference. Soaring 9-foot ceilings and oversized windows fill the space with natural light, while wide-plank luxury vinyl flooring adds warmth and durability throughout. The heart of the home is the stunning kitchen, where two-tone shaker cabinetry, quartz countertops, and a herringbone tile backsplash set the scene for both everyday meals and weekend entertaining. A gas range, stainless steel appliances, and a large central island make this space as functional as it is beautiful. The kitchen flows effortlessly into the dining area and cozy living room—the perfect spot to unwind or host guests. A main-floor flex space offers endless potential as a home office, reading nook, or creative zone, while a stylish powder room adds extra convenience. Upstairs, you'll find three generous sized bedrooms. The double attached garage provides ample parking and storage, and the unfinished basement gives you the flexibility to create your own space in the future. Living here means more than just a beautiful home—it's access to the Livingston Hub, just a short stroll from your door. With a gym, splash park, tennis courts, skating rink, and year-round events, the community is alive with activity and connection.