

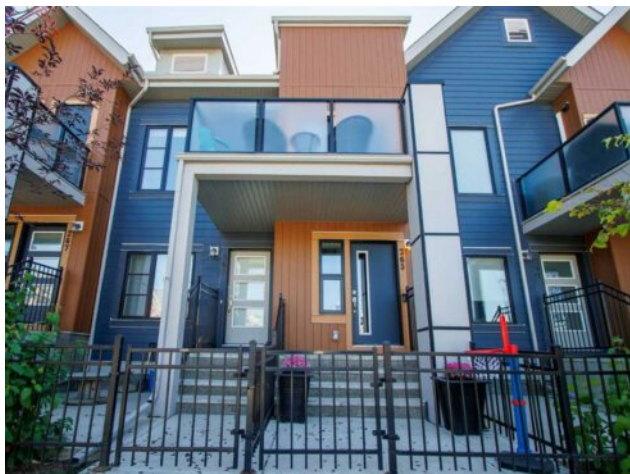


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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263 Livingston Common NE
Calgary, Alberta

MLS # A2258350



\$400,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	See Remarks	LLD:	-
Exterior:	Composite Siding	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Refrigerator, Dishwasher, Stove, Microwave Hood Fan, Washer, Dryer, TV Mount, Mantel		

Welcome to 263 Livingston Common NE — a townhome that doesn’t just check boxes, it sets the tone. This top-floor unit is built for the ambitious, with soaring vaulted ceilings and a modern interior that feels as bold as it is comfortable. Step out onto your front balcony overlooking a treed courtyard — arguably the best views in the complex. Inside, natural light pours through the south-facing windows of both bedrooms, while the primary suite impresses with a uniquely oversized walk-in closet. Location? Prime. Just a block from The Livingston Hub — a next-level community centre with a splash park, soccer fields, tennis courts, an outdoor rink, and Livingston Pond with endless walking paths. Quick in-and-out access makes commutes effortless, while at home, the vibe is pure comfort and style. This isn’t just a starter home. It’s a launchpad for the life you’re building — equal parts modern, connected, and unapologetically ambitious.