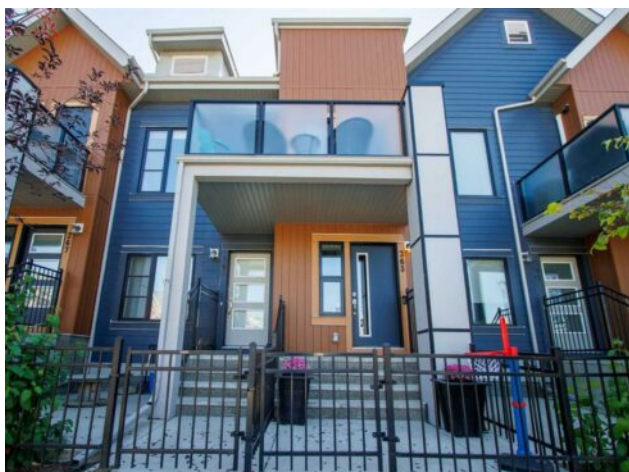


### 263 Livingston Common NE Calgary, Alberta

MLS # A2258350



# \$400,000

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Livingston                                       |               |                  |
| <b>Type:</b>     | Residential/Five Plus                            |               |                  |
| <b>Style:</b>    | Townhouse-Stacked                                |               |                  |
| <b>Size:</b>     | 902 sq.ft.                                       | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Single Garage Attached                           |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | Many Trees, Paved, Street Lighting, Treed, Views |               |                  |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 250   |
| <b>Basement:</b>   | See Remarks  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Composite Siding   | <b>Zoning:</b>    | M-1 d100 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | 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.