



\$ 390,000.00

## 53 LIVINGSTON GATE NE CALGARY

<https://paulbrinton.com>

NO CONDO FEES! Welcome to this beautifully maintained townhouse in Calgary's community of the year - LIVINGSTON! With great curb appeal this modern home has a WEST facing fenced, landscaped backyard has enough room for a future detached garage. The gracious open concept layout has tons of natural light, 9'...

- 3 beds
- 3 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1158146

**Type:** Row/Townhouse

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-21 17:44:17

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 11/19/21

**Two Piece Bath:** 1

**Lot size:** 2164 sq ft

**Year built:** 2018

**Parking:** Parking Pad

## PROPERTY FEATURES

**Total Parking:** 2

**Association Amenities:** Fitness Center, Park, Party Room, Playground, Racquet Courts, Recreation Facilities

**Exterior Features:** Private Yard, Rain Gutters, Storage

**District:** CAL Zone N

**Inclusions:** Storage Shed

**Lot Features:** Back Lane, Back Yard, Landscaped, Private, Rectangular Lot

**Heating Type:** Forced Air

**Flooring:** Ceramic Tile, Laminate

**Community Features:** Schools Nearby, Playground, Sidewalks, Tennis Court(s), Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

**Subdivision Name:** Livingston

**Lot Size Acres:** 0.05

**Levels:** Two

**Zoning:** R-Gm

**List Price Square Foot:** \$ 319.41

**Photo Count:** 34

**Unit Exposure:** E

**Suite:** No

**Frontage Metres:** 6.10M 20`0"

**Living Area SF:** 1221.00

**Structure Type:** Five Plus

**Restrictions:** None Known

