

179 Livingston Avenue NE  
Calgary, Alberta

MLS # A2241603



\$729,000

|           |                                                              |        |                  |
|-----------|--------------------------------------------------------------|--------|------------------|
| Division: | Livingston                                                   |        |                  |
| Type:     | Residential/House                                            |        |                  |
| Style:    | 2 Storey                                                     |        |                  |
| Size:     | 1,764 sq.ft.                                                 | Age:   | 2020 (5 yrs old) |
| Beds:     | 4                                                            | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Detached, Oversized, Parking Pad               |        |                  |
| Lot Size: | 0.08 Acre                                                    |        |                  |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Level, Private |        |                  |

|             |                                                                                                                               |            |     |
|-------------|-------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Central                                                                                                                       | Water:     | -   |
| Floors:     | Carpet, Vinyl Plank                                                                                                           | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                               | Condo Fee: | -   |
| Basement:   | Finished, Full, Suite                                                                                                         | LLD:       | -   |
| Exterior:   | Aluminum Siding , Vinyl Siding                                                                                                | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                               | Utilities: | -   |
| Features:   | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |            |     |

Inclusions: Basement Suite Appliances

Welcome to one of the most impressive laned homes in the community—crafted by award-winning Morrison Homes and situated on an oversized lot. This exceptional property offers a rare combination of style, space, and income potential. The main and upper levels feature three spacious bedrooms, 2.5 bathrooms, and a bonus room—perfect for a home office, playroom, or second living area. The thoughtful floor plan is filled with high-end finishes, designer details, and an abundance of natural light throughout. Downstairs, you’ll find a fully legal one-bedroom, one-bathroom basement suite with a private entrance—ideal for extended family, guests, or rental income. Out back, the oversized double detached garage provides ample space for vehicles, storage, or even a workshop setup. With its curb appeal, spacious layout, and premium lot, this home stands out as the nicest laned home in the neighborhood. Just steps to the Livingston Hub, a vibrant facility serving as the community hub with gymnasium, banquet hall, meeting rooms, community kitchen and more such as skating rinks, tennis courts, playground, splash park, amphitheatre, ping pong tables & gathering areas. This is your opportunity to own a truly turn-key home in a vibrant and growing community—don’t miss it!