

# \$565,000 - 689 Livingston Way Ne, Calgary

MLS® #A2262439

**\$565,000**

3 Bedroom, 3.00 Bathroom, 1,342 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

WELCOME HOME! From the moment you step inside, you'll notice the PRIDE OF OWNERSHIP in this FULLY UPGRADED and meticulously maintained property. Located in the highly sought after community of Livingston, this IMMACULATE 3-bedroom, 2.5-bathroom OPEN CONCEPT home offers both style and functionality. The main level features luxury vinyl plank flooring throughout and an OPEN CONCEPT layout that seamlessly connects the living room, dining area, and kitchen creating a bright and inviting atmosphere perfect for both everyday living and entertaining. At the heart of the home is a MODERN KITCHEN showcasing sleek white cabinetry, GRANITE COUNTERTOPS and a LARGE ISLAND with stylish pendant lighting. Adding to the ambiance, UNDER CABINET LIGHTING enhances both the aesthetics and practicality of the space, making meal prep a breeze. The kitchen is fully equipped with STAINLESS STEEL appliances, a built-in microwave, chimney-style hood fan, ceiling height cabinets, and a convenient pantry. A 2-piece powder room completes the main floor. Upstairs, the spacious primary bedroom features a walk-in closet and a luxurious 4-piece ensuite with a relaxing SOAKER TUB. Two additional generously sized bedrooms, a 4-piece main bathroom, and a convenient laundry room complete the upper level. The unfinished basement is A BLANK CANVAS awaiting your CREATIVE TOUCH, boasting two large windows and roughed-in plumbing,



offering endless possibilities for future development. Step outside into the fully landscaped, SOUTH FACING backyard, perfect for entertaining or soaking up the sun. A LARGE DECK provides ample space for hosting family and friends. The home also includes a DOUBLE DETACHED GARAGE offering plenty of room for parking and storage. Ideally located just minutes from Stoney Trail and Deerfoot, this home provides quick access to downtown, shopping centres, entertainment, and more. Don't miss out! Call your favourite REALTOR® to book a private showing today!

Built in 2020

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262439    |
| Price          | \$565,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,342       |
| Acres          | 0.07        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 689 Livingston Way Ne |
| Subdivision | Livingston            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 1N8               |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Park, Playground, Recreation Facilities |
| Parking Spaces | 2                                       |
| Parking        | Double Garage Detached, Off Street      |
| # of Garages   | 2                                       |

## Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings                                                   |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                   |
| Cooling           | None                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |
| Fireplaces        | Electric, Living Room                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                                                        |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Concrete, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 13                 |
| Zoning         | R-G                |
| HOA Fees       | 450                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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