

# \$688,888 - 850 Livingston View Ne, Calgary

MLS® #A2212541

**\$688,888**

4 Bedroom, 4.00 Bathroom, 1,952 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

An incredible opportunity to own a brand new home in the desirable new community of Livingston with immediate possession! This home is situated on a bright and sunny lot with a south-facing front yard - allowing natural light to pour through the main level all day long. Featuring 4 bedrooms, 3.5 bathrooms and two living spaces + an undeveloped basement with a private side entrance, this property is perfect for investors, a multi-generational living or those that want a large family home with space to grow! Built by Brookfield Residential, the Oxford model is a stunning home boasting nearly 2,000 square ft. of living space. This open concept main floor has 9 ft. ceilings and extended height cabinets and a large island with a gourmet kitchen package including chimney hood fan and built-in oven + microwave. The main floor features a large great room with plenty of natural light and a main floor bedroom with its own full en suite! A Luxurious and resilient LVP and tile flooring flow throughout the main level, making it perfect for those with children and pets. The upper level features a central bonus room that separates the primary bedroom from secondary rooms. Enjoy the luxury of this large primary suite and a beautiful ensuite bathroom with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and a laundry room complete the second level. The basement has direct access via a side entrance and is undeveloped - awaiting your design touches! This home is



brand new and comes with builder warranty + Alberta New Home Warranty! The Oxford really does offer it all - 4 bedrooms with one being on the main level, 3.5 bathrooms, 2 living areas + a private backyard and double parking pad \*Please note: Photos are from a show home model for representation purposes and are not an exact representation of the property for sale.

Built in 2025

**Essential Information**

MLS® #	A2212541
Price	\$688,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,952
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	850 Livingston View Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2K7

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Master Downstairs, Quartz Counters, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	26
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.