

# \$489,990 - 144 Livingston Common Ne, Calgary

MLS® #A2220035

**\$489,990**

3 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.06 Acres

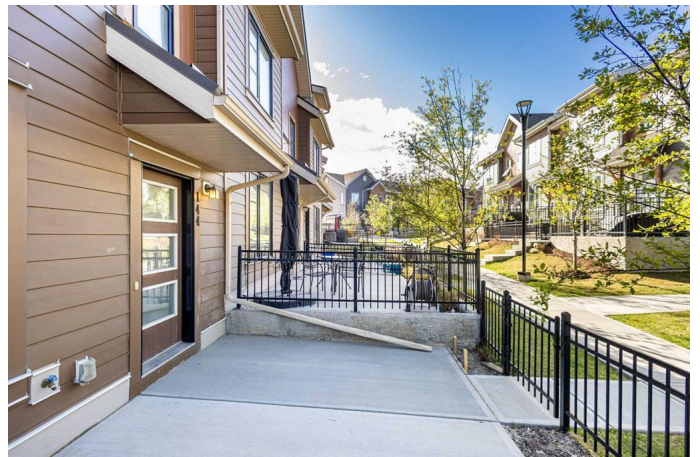
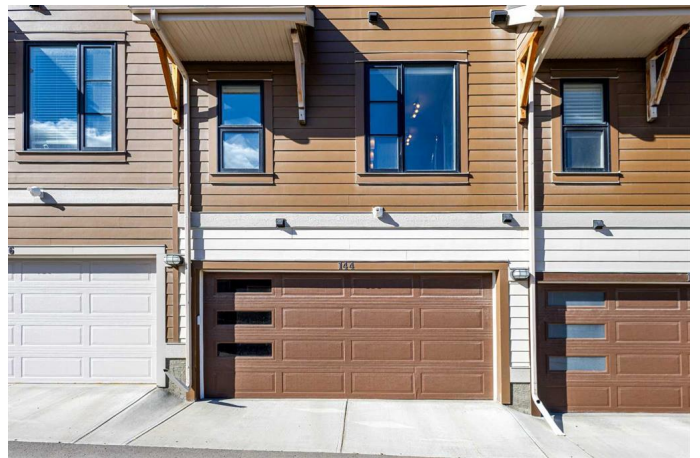
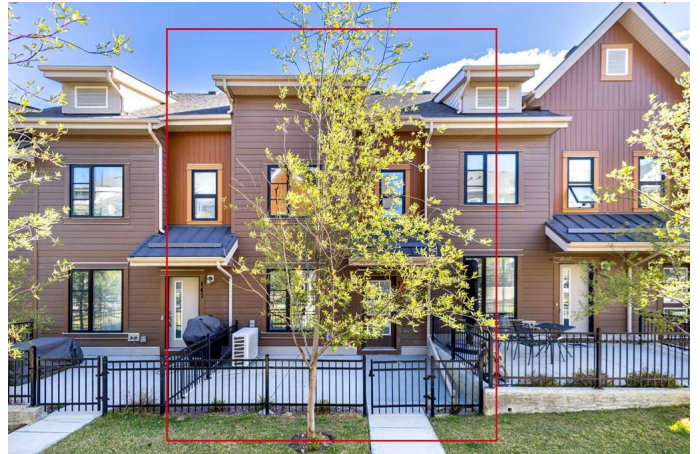
Livingston, Calgary, Alberta

Open House: May 11 2:00 pm to 4:00 pm |  
Modern Townhome in the Heart of Livingston |  
3 Beds | 2.5 Baths | Double Attached Garage |  
Landscaped Front Yard

Welcome to 144 Livingston Common NE – a stunning 1,245 sq ft townhome that blends contemporary design, functional living, and community convenience in one of Calgary’s most dynamic and family-friendly neighbourhoods. Located in the award-winning Livingston community, this home offers access to a lifestyle, not just a location – with exclusive amenities provided by the Livingston Homeowners Association (HOA), including a 35,000 sq ft community hub with a skating rink, splash park, gymnasium, and year-round programming for all ages.

From the moment you arrive, you're greeted by a professionally landscaped and fully fenced front yard, offering privacy and a peaceful outdoor retreat. The charming exterior with warm-toned siding and modern architectural lines sets the tone for the quality inside.

Step inside to a bright, open-concept main floor featuring wide-plank luxury vinyl flooring, neutral tones, and oversized windows that flood the space with natural light. The living and dining areas are perfect for relaxing or entertaining, while the beautifully appointed kitchen features:



An oversized quartz island with bar seating,

Full-height cabinetry and soft-close drawers,

Stainless steel appliances and a sleek tile  
backsplash,

Pantry storage and easy access to a private  
balcony for BBQs or morning coffee.

Upstairs, youâ€™ll find three generous  
bedrooms, including a spacious primary retreat  
with large windows, a walk-in closet, and a  
private ensuite bathroom. Two additional  
bedrooms are ideal for kids, guests, or a home  
office. A second full bathroom and upstairs  
laundry with side-by-side washer and dryer  
add convenience to everyday living.

The double attached garage provides plenty of  
room for parking and storage, while the  
unfinished lower level offers potential for a  
gym, flex space, or future development to suit  
your needs.

Livingston is more than a  
neighbourhoodâ€”itâ€™s a vision for  
Calgaryâ€™s north. With thoughtfully  
designed parks, walking trails, future school  
sites, and rapid access to Stoney Trail,  
youâ€™ll love the connectivity and community  
spirit. Whether you're a first-time buyer,  
downsizer, or investor, this turnkey townhome  
is the perfect place to call home.

Built in 2019

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2220035  |
| Price    | \$489,990 |
| Bedrooms | 3         |

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,246         |
| Acres          | 0.06          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 144 Livingston Common Ne |
| Subdivision | Livingston               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P 1K1                  |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Clubhouse, Racquet Courts, Recreation Facilities |
| Parking Spaces | 2                                                |
| Parking        | Double Garage Attached                           |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan      |
| Appliances        | Central Air Conditioner, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Central                                                                                 |
| Cooling           | Central Air                                                                             |
| Basement          | None                                                                                    |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Private Yard                              |
| Lot Description   | Back Yard, Interior Lot, Landscaped, Lawn |
| Roof              | Asphalt Shingle                           |
| Construction      | Wood Frame                                |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 10th, 2025  
Days on Market                3  
Zoning                              M-1  
HOA Fees                         473  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Homecare Realty Ltd.

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