

\$749,900 - 571 Livingston Way Ne, Calgary

MLS® #A2249659

\$749,900

4 Bedroom, 4.00 Bathroom, 1,825 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

This home is perfect for a large family or for those seeking additional rental income. Located in the desirable community of Livingston, this two-storey home offers over 2,600 square feet of developed space, including a legal basement suite and an oversized double garage. Situated on a street with wider and larger lots than some in the area, this home is a must see.

Upon entry, you're greeted by a spacious den or office, providing the flexibility for a quiet workspace or a guest room. The open-concept main floor is bathed in natural light, featuring oversized sliding doors that lead to the back deck. The generous living room flows seamlessly into the gourmet kitchen, which boasts ceiling-height white cabinetry, stainless steel appliances, and a large island topped with quartz countertops.

Upstairs, a bonus room provides a dedicated space for kids or for relaxing at the end of the day. This level also includes two spacious bedrooms, a four-piece bathroom, and a convenient laundry room. The private primary suite features a four-piece ensuite and a walk-in closet.

The legal basement suite offers a self-contained living space with a separate entrance. The bright suite includes a modern white kitchen with stainless steel appliances, a four-piece bathroom, and a bedroom. A bonus



feature of the suite is its own furnace, allowing for ultimate climate control. Another bonus, a fire suppression system throughout the home, which will help with insurance costs!

The backyard is designed for low-maintenance living and features a very large deck. The oversized double garage (22'x22') has an oversized door, providing ample space for large vehicles.

This home has been meticulously cared for and shows impeccablyâ€”book your showing today!

Built in 2021

Essential Information

MLS® #	A2249659
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,825
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	571 Livingston Way Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V9

Amenities

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In
Heating	Forced Air, See Remarks
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Metal Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Zoning	R-G
HOA Fees	480
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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