

\$749,999 - 603 Livingston Way Ne, Calgary

MLS® #A2196040

\$749,999

5 Bedroom, 4.00 Bathroom, 1,806 sqft
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Open house Sat March 15th, Noon - 4 p.m. & Sun March 16th, Noon - 4:00. p.m.
Experience modern luxury in this recently and solidly built, WALK-OUT, fully upgraded 5-bedroom detached home, over 2,500 sqft of living space, located in desirable and family-oriented Livingston, Calgary. Featuring a separate walk-out entrance legal basement suite (2 bedrooms) ready for income generation, triple-pane windows throughout (energy-efficient + noise reduction), Full-width deck with BBQ gas line + East-facing backyard (sunlit mornings!), and an oversized double detached garage with built-in storage shelves. This property is ideal for families or investors seeking versatility and high-end finishes. The main floor premium features include, large windows with sun-filled living, Chef's gourmet Kitchen fully upgraded with premium countertops, kitchen tower, energy efficient stainless-steel built-in appliances, over-the-top gas range, spacious living, 9' ceilings, LVP flooring and main floor Office, perfect for remote work. Upper floors, expert planning continues with the modern design, three elegant bedrooms including the roomy master bedroom ensuite, Luxurious Bathrooms with a walk-in / standing shower, double vanity, bonus room and modern fixtures. Legal basement Suite has a turnkey income potential, Tenant-ready for immediate rental income post-possession. Custom kitchen, 9' ceilings, LVP flooring, and separate walk-out entrance. Builder's Best,



Contemporary Brookfield model (their most premium design), situated in a prime location with easy access to Stoney Trail, Deerfoot Trail, and future Livingston LRT, parks, shopping, 12 minutes to Crossiron mall, 10 min to Superstore, 5 min to Nofrills, 11 minutes to Costco and steps away from future retail developments. This exceptional home won't last long! It would be my absolute pleasure to give you a tour.

Built in 2022

Essential Information

MLS® #	A2196040
Price	\$749,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,806
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	603 Livingston Way Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1R8

Amenities

Amenities	Laundry
Parking Spaces	2

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite, Walk-Out

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2025
Days on Market	16
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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