

# \$535,000 - 70 Livingston Gate Ne, Calgary

MLS® #A2218328

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,339 sqft

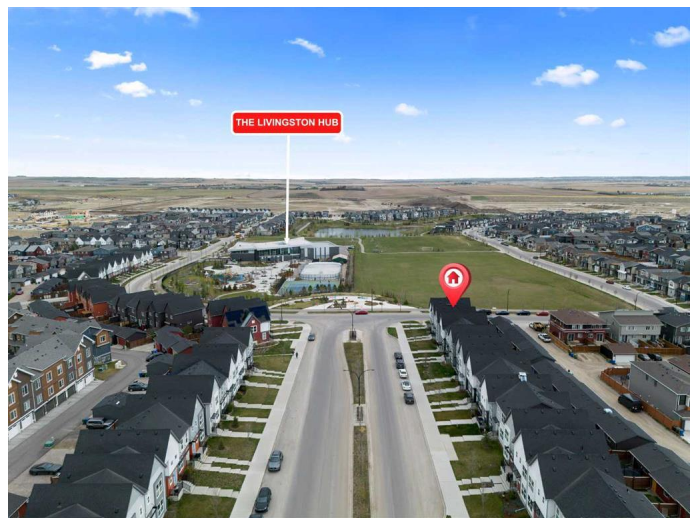
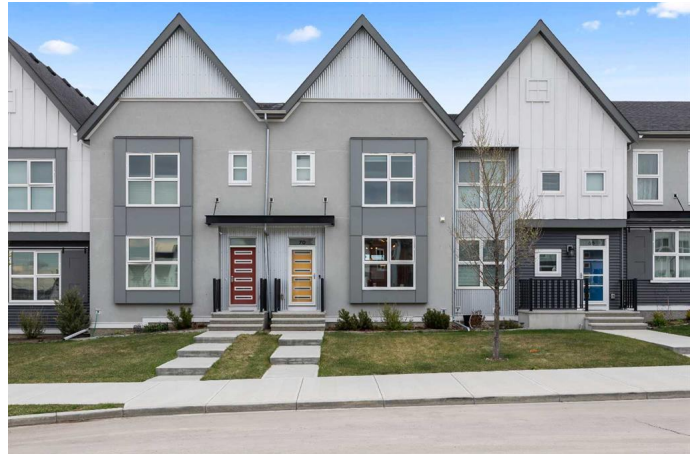
Residential on 0.05 Acres

Livingston, Calgary, Alberta

Welcome to 70 Livingston Gate NE â€” a beautifully maintained 2-storey townhome offering 1,339 sq ft of stylish living in one of Calgaryâ€™s vibrant new communities. This Homes by Avi â€œBenedictâ€• model is move-in ready and loaded with upgrades. The main floor boasts 9â€™ ceilings, a modern kitchen with rich cabinetry, stainless steel appliances, quartz countertops, central dining room, warm laminate flooring, and a newly added feature wall in the spacious living room with large west facing window. Upstairs, youâ€™ll find three generously sized bedrooms, including a primary suite with a private ensuite and walk in closet, as well as the laundry for added convenience. The unfinished basement is a clean slate and ready for your ideas. Step outside into your fully landscaped backyard oasis, complete with a deck and BBQ area, all enclosed by private cedar fencing. A detached double garage offers ample parking and storage. Located just half a block from the Livingston Hub, enjoy exclusive community amenities including skating rinks, tennis courts, splash park, playgrounds, and more. With nearby parks, future schools, and easy access to major routes, this home delivers both lifestyle and location.

Built in 2018

## Essential Information



MLS® #	A2218328
Price	\$535,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,339
Acres	0.05
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	70 Livingston Gate Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V2

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s), Vinyl Windows, Pantry
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Central Air Conditioner, Electric Stove
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot, Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 1st, 2025
Days on Market	6
Zoning	R-Gm
HOA Fees	473
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.