

# \$400,000 - 263 Livingston Common Ne, Calgary

MLS® #A2258350

**\$400,000**

2 Bedroom, 1.00 Bathroom, 902 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Welcome to 263 Livingston Common NE â€” a townhome that doesnâ€™t just check boxes, it sets the tone. This top-floor unit is built for the ambitious, with soaring vaulted ceilings and a modern interior that feels as bold as it is comfortable.

Step out onto your front balcony overlooking a treed courtyard â€” arguably the best views in the complex. Inside, natural light pours through the south-facing windows of both bedrooms, while the primary suite impresses with a uniquely oversized walk-in closet.

Location? Prime. Just a block from The Livingston Hub â€” a next-level community centre with a splash park, soccer fields, tennis courts, an outdoor rink, and Livingston Pond with endless walking paths. Quick in-and-out access makes commutes effortless, while at home, the vibe is pure comfort and style.

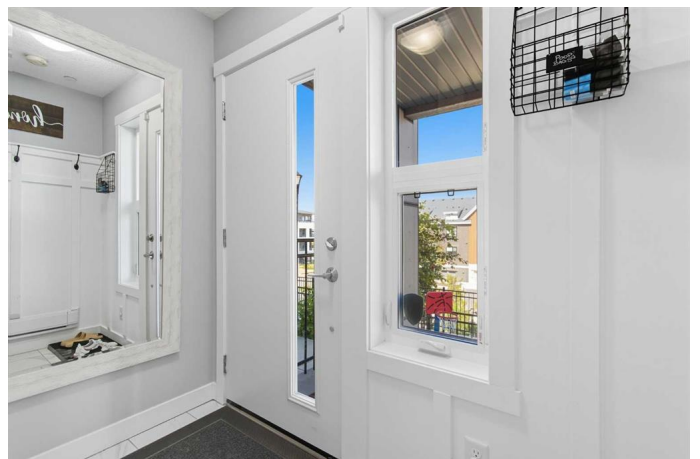
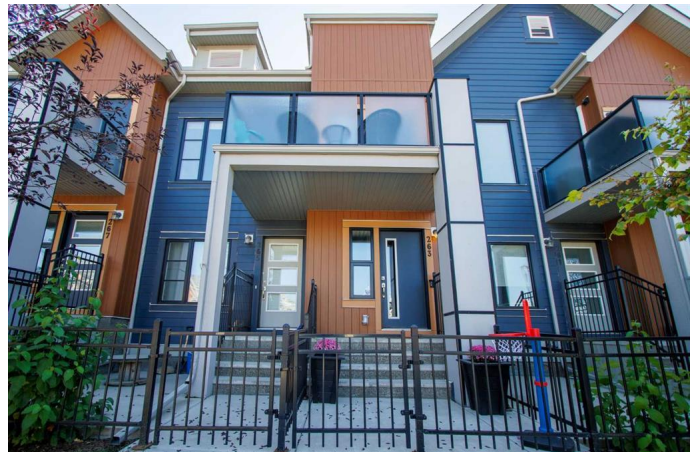
This isnâ€™t just a starter home. Itâ€™s a launchpad for the life youâ€™re building â€” equal parts modern, connected, and unapologetically ambitious.

Built in 2019

## Essential Information

MLS® # A2258350

Price \$400,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	902
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	263 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K1

### **Amenities**

Amenities	Park
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Balcony, Other
Lot Description	Many Trees, Paved, Street Lighting, Treed, Views
Roof	Asphalt Shingle

Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 18th, 2025
Days on Market	1
Zoning	M-1 d100
HOA Fees	450
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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