

# \$724,900 - 416 Livingston View Ne, Calgary

MLS® #A2239658

**\$724,900**

3 Bedroom, 4.00 Bathroom, 2,026 sqft

Residential on 0.09 Acres

Livingston, Calgary, Alberta

LIKE-NEW, fully finished (including a FULLY FINISHED basement!), and just STEPS to the Pond â€” welcome to 416 Livingston View NE! A 2018 Cedarglen-built gem tucked into the heart of the family-friendly neighbourhood of Livingston! This home has been meticulously maintained and shows true pride of ownership throughout - offering numerous upgrades throughout, functional design, and incredible convenience for todayâ€™s modern family. The main floor is built for entertaining, cooking and hanging out with the family! With a bright and open layout, massive kitchen island, unique granite countertops, tons of cabinetry and storage space, and a walk-in pantry (big enough for ALL of your Costco hauls)... this kitchen delivers in every way! Upstairs youâ€™ll find three generously sized bedrooms, including a primary suite with a stunning ensuite! The ensuite includes a granite double vanity, soaker tub, stand-alone shower, and a walk-in closet! What more could you want?! The bonus room is a total showstopper - drenched in sunlight, with views of the pond across the street. Itâ€™s the perfect place to unwind, watch the kids play, or let your plant collection flourish! (And if thatâ€™s not enough to convince you! when the skies are clear, you can catch a glimpse of the northern lights right from your upstairs windows!)

Head downstairs to your fully finished basement, complete with a cozy rec room/movie area, fireplace, a full bathroom,



and loads of storage - the perfect flexible space for guests, hobbies, or family game nights.

Outside, the lush backyard is ready for summer - think BBQs on the deck, morning coffee al fresco, or just relaxing while the kids play on the grass.

Living in Livingston means more than just a beautiful home - it's about convenience and lifestyle! You're steps from the pond across the street, a 5-minute walk to the Livingston Hub (with its splash park, skating rink, tennis courts, and fitness classes), and just minutes to everywhere else: Stoney Trail (3 mins), CrossIron Mills (10 mins), and the airport (12 mins).

This is your chance to own a like-new family home in a thriving, connected community. Come see it for yourself - book your private showing today!

Built in 2018

**Essential Information**

MLS® #	A2239658
Price	\$724,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,026
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	416 Livingston View Ne
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Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0Z8

### **Amenities**

Amenities	Clubhouse, Dog Park, Park, Party Room, Playground, Recreation Facilities, Racquet Courts, Recreation Room
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric, Tile, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	21
Zoning	R-G
HOA Fees	473

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             RE/MAX iRealty Innovations

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