

# \$649,900 - 685 Livingston Way Ne, Calgary

MLS® #A2233339

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,572 sqft

Residential on 0.07 Acres

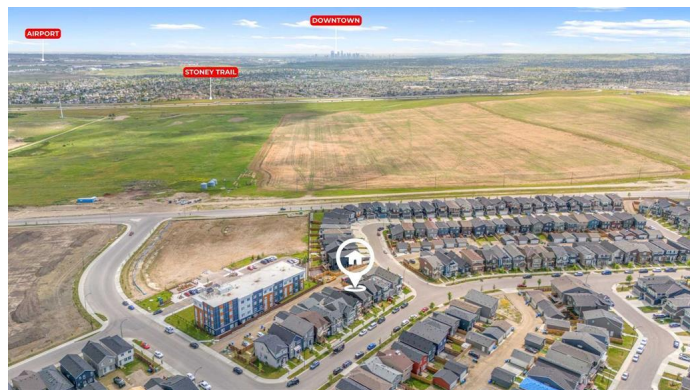
Livingston, Calgary, Alberta

Welcome to your dream home in Livingston, one of North Calgary's most sought-after communities!

This stunning detached laned home offers 3 bedrooms, 2.5 bathrooms plus a fully legal 1-bedroom basement suite with its own private entrance, full bath, and in-suite laundry—perfect for extended family or rental income.

Step through the northwest-facing main entrance and be greeted by a spacious, light-filled living room featuring a large picturesque window and an elegant electric fireplace—creating the perfect ambiance for cozy evenings and gatherings. The main floor continues into a sleek open-concept kitchen featuring upgraded cabinetry to the ceiling, built-in microwave, chimney-style hood fan, gas stove and a pantry—a perfect space for culinary creativity. Just off the kitchen, the dining area overlooks the beautifully landscaped backyard, ideal for entertaining. A convenient 2-piece powder room completes the main level.

One of the highlights of this home is the sun-soaked south-facing backyard, which not only offers a bright and inviting outdoor space but also allows natural light to pour into the dining area—creating a warm and cheerful atmosphere year-round.



Head upstairs via the upgraded staircase with elegant railings, and you'll find the primary bedroom on the right overlooking the backyard, complete with a 3-piece ensuite and walk-in closet. Two generously sized secondary bedrooms sit at the front of the home, each with their own closet and great natural light. A 4-piece main bathroom and upstairs laundry round out the upper level.

The fully legal basement suite is a standout feature—perfect for generating extra income or hosting guests. It offers an open-concept living and kitchen area, one comfortable bedroom, a full bathroom, and separate laundry for added convenience.

Outside, the landscaped and fenced south backyard features a lovely deck, perfect for summer BBQs and gatherings. A 2-car parking pad at the back completes this exceptional property.

Whether you're a first-time buyer, growing family, or savvy investor, this home checks all the boxes for comfort, style, and affordability.

Don't miss out—call your favourite REALTOR® today to book a private showing!

Built in 2020

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2233339  |
| Price          | \$649,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,572     |
| Acres          | 0.07      |
| Year Built     | 2020      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 685 Livingston Way Ne |
| Subdivision | Livingston            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P1N8                |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Park, Playground, Recreation Facilities |
| Parking Spaces | 2                                       |
| Parking        | Off Street, Parking Pad                 |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Quartz Counters, Walk-In Closet(s)                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Fireplace(s)                                                                                      |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Electric                                                                                          |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full, Exterior Entry, Suite                                                             |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Back Lane, Back Yard               |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 22nd, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 59  |
| Zoning         | R-G |
| HOA Fees       | 480 |
| HOA Fees Freq. | ANN |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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