

# \$649,900 - 672 Livingston Way Ne, Calgary

MLS® #A2256711

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,730 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Stunning 4-Bedroom Home with Legal Basement Suite & Double-Detached Garage in Livingston!

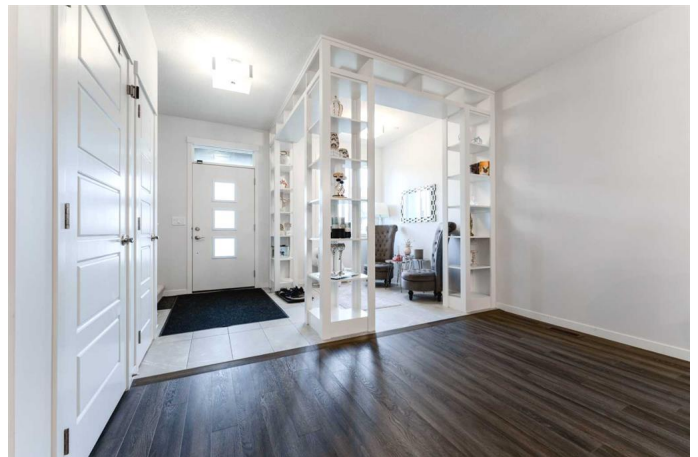
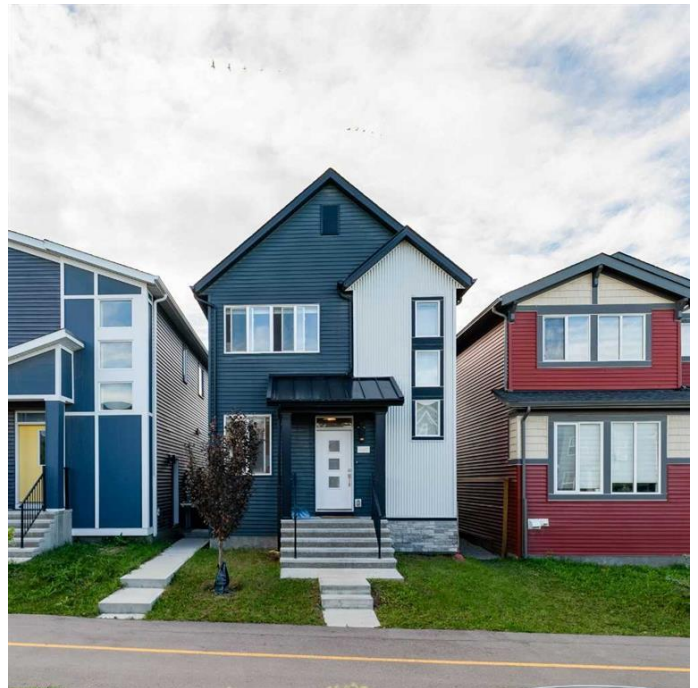
Perfect for both families and investors, this home combines style, functionality, and income potential. The main floor features a bright, open-concept living area with oversized windows, flooding the space with natural light — ideal for relaxing or entertaining. The gourmet kitchen is a true showstopper, complete with upgraded stainless steel appliances, a built-in electric cooktop, Granite countertops, and modern finishes throughout.

Upstairs, you'll find a versatile bonus room, perfect for family movie nights or a kids' play space. The luxurious primary suite includes an enormous walk-in closet, a private balcony with outstanding views, and a spa-inspired ensuite.

The legal basement suite (separate entrance) comes with its own kitchen, bedroom, bathroom, and living area — perfect for rental income or extended family.

Located in the sought-after master-planned community of Livingston, residents enjoy access to the state-of-the-art Livingston Hub, featuring sports facilities, a community center, year-round events, scenic parks, walking paths, and proximity to schools, shopping, and transit.

Featuring a double-car garage and a versatile



layout, this home is built to adapt to your lifestyle – opportunities like this don’t come often!

This is your chance to enjoy the best of both worlds – live upstairs in comfort while generating income from the basement suite. Whether you’re looking for an investment or your forever home, this property truly has it all.

Don’t miss out – book your private showing today!

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256711    |
| Price          | \$649,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,730       |
| Acres          | 0.06        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 672 Livingston Way Ne |
| Subdivision | Livingston            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P1N8                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s), See Remarks |
| Appliances        | Dishwasher, Electric Range, Gas Range, Microwave, Range Hood, Washer/Dryer, Washer/Dryer Stacked                                                              |
| Heating           | Forced Air                                                                                                                                                    |
| Cooling           | None                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                             |
| Fireplaces        | Electric                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Finished, Exterior Entry, Suite, See Remarks                                                                                                                  |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding                     |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 28                   |
| Zoning         | R-G                  |
| HOA Fees       | 450                  |
| HOA Fees Freq. | ANN                  |

### Listing Details

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

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.