

\$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

*Open House on Saturday, August 2,
11am-1pm*LIKE-NEW, fully finished (including
a FULLY FINISHED basement!), and just
STEPS to the Pond " 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 today'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 you'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. It's the
perfect place to unwind, watch the kids play, or
let your plant collection flourish! (And if
that'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
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0Z8

Amenities

Amenities	Clubhouse, Dog Park, Park, Party Room, Playground, Recreation Room, Racquet Courts, Recreation Facilities
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	14
Zoning	R-G

HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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