

# \$749,900 - 416 Livingston View Ne, Calgary

MLS® #A2229613

**\$749,900**

3 Bedroom, 4.00 Bathroom, 2,026 sqft  
Residential on 0.09 Acres

Livingston, Calgary, Alberta

\*Open house on Saturday, June 14 2-4pm and Sunday, June 15 1-3pm\* Welcome to this meticulously cared-for 2018-built Cedarglen home in the desirable community of Livingston! With clear pride of ownership throughout, this home is move-in ready and packed with features your family will love!

Upstairs offers 3 spacious bedrooms, 2 full bathrooms, and a sun-drenched family room (with pond views)! It is the perfect spot for relaxing and hanging out with the family... and showcasing your plant collection (they will absolutely thrive in the natural light here)! The primary suite upstairs features a double vanity with granite countertops, walk-in closet, and a separate shower and tub! (The upstairs bedrooms are also the perfect place to watch the northern lights at night - right from the comfort of your home!)

The heart of the home is the open-concept kitchen and living space, complete with a massive kitchen island, granite counters, a huge pantry, and plenty of room to cook and entertain at the same time!

Downstairs, the fully finished basement adds serious value with a cozy rec/movie room, fireplace, an additional full bathroom, and tons of storage – ideal for growing families or hosting guests.

During the warmer months - enjoy watching



the kids play out in your luscious green yard, while you BBQ! Savor those outdoor morning coffees on the deck, or enjoy your family dinners out there! The possibilities are endless!

Located just STEPS from the community pond, and a 5-minute walk to the Livingston Hub, youâ€™ll have year-round access to incredible amenities that every family member can enjoy - from the splash park and tennis courts to skating rinks and fitness classes. Imagine the kids playing while you stay active and connected in one of Calgaryâ€™s most vibrant new communities.

Looking to go a bit further than just the local pond and playground? The airport is easily located at just 12 minutes away, shopping at CrossIron Mills is only ever 10 minutes away, and the rest of the city is also easily accessible by jumping on Stoney Trail (which is just 3 MINUTES from the house!).

Donâ€™t miss your chance to own this incredible family home in a prime location â€“ book your private showing today!

Built in 2018

### **Essential Information**

MLS® #	A2229613
Price	\$749,900
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, Racquet Courts, Recreation Facilities, 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, Recreation Room, Tile
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                June 11th, 2025  
Days on Market            4  
Zoning                      R-G  
HOA Fees                  473  
HOA Fees Freq.          ANN

**Listing Details**

Listing Office              RE/MAX iRealty Innovations

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