

\$685,071 - 834 Livingston View Ne, Calgary

MLS® #A2244984

\$685,071

4 Bedroom, 4.00 Bathroom, 1,939 sqft

Single Family on 0.06 Acres

Livingston, Calgary, Alberta

An incredible opportunity to own a brand new home in the desirable new community of Livingston with immediate possession! This home is situated on a bright and sunny lot with a south-facing front yard - allowing natural light to pour through the main level all day long. Featuring 4 bedrooms, 3.5 bathrooms and two living spaces + an undeveloped basement with a private side entrance, this property is perfect for investors, a multi-generational living or those that want a large family home with space to grow! Built by Brookfield Residential, the Oxford model is a stunning home boasting nearly 2,000 square ft. of living space. This open concept main floor has 9 ft. ceilings and extended height cabinets and a large island with a gourmet kitchen package including chimney hood fan and built-in oven + microwave. The main floor features a large great room with plenty of natural light and a main floor bedroom with its own full en suite! A Luxurious and resilient LVP and tile flooring flow throughout the main level, making it perfect for those with children and pets. The upper level features a central bonus room that separates the primary bedroom from secondary rooms. Enjoy the luxury of this large primary suite and a beautiful ensuite bathroom with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and a laundry room complete the second level. The basement has direct access via a side entrance and is undeveloped - awaiting your design touches! This home is



brand new and comes with builder warranty + Alberta New Home Warranty! The Oxford really does offer it all - 4 bedrooms with one being on the main level, 3.5 bathrooms, 2 living areas + a private backyard and double parking pad *Please note: Photos are from a show home model for representation purposes and are not an exact representation of the property for sale. (id:6289)

Built in 2025

Essential Information

Listing #	A2244984
Price	\$685,071
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,939
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	834 Livingston View Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P2K7

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan
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Heating	Forced air
Cooling	None
# of Stories	2

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Charles
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