

104 Livingston Common NE  
Calgary, Alberta

MLS # A2218936



\$450,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,233 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 291

LLD: -

Zoning: M-1

Utilities: -

Inclusions: garage door opener and 1 remote

Welcome to The Octave! This fully air conditioned townhome offers an open floor plan and has plenty of windows bringing the natural light throughout. The main level has a well appointed kitchen with stainless appliances, plenty of cabinets, central island with seating and quartz counters. The dining and living rooms are a good size and have a door leading to your private balcony. The 2 piece bath completes this level. The upper level has 2 primary bedrooms each with their own ensuites and the laundry conveniently located here as well. You have an tandem garage with room to put a workbench or for storage. You are located steps away from the Livingston HOA complex with it's splash park, hocky rink, playing fields and as a resident of Livingston you have access to the variety of programs and events offered there. Don't miss out!