

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

MLS® #A2244984

**\$685,071**

4 Bedroom, 4.00 Bathroom, 1,939 sqft

Residential 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.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244984    |
| Price          | \$685,071   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,939       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 834 Livingston View Ne |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 2K7                |

**Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer             |
| Heating           | Forced Air                                                                                             |
| Cooling           | None                                                                                                   |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Private, Rectangular Lot, Interior Lot |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Wood Frame                                                               |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 11               |
| Zoning         | RG               |
| HOA Fees       | 450              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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