

# \$599,900 - 720 Livingston Hill Ne, Calgary

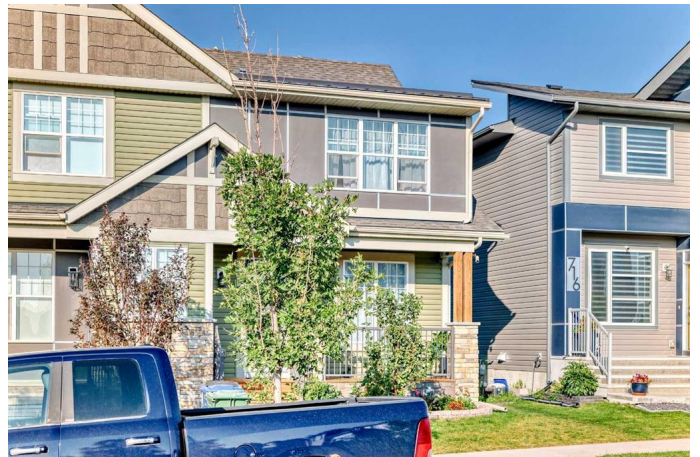
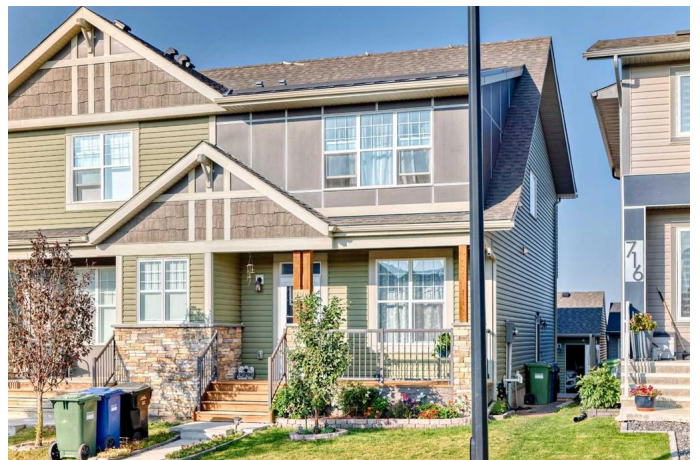
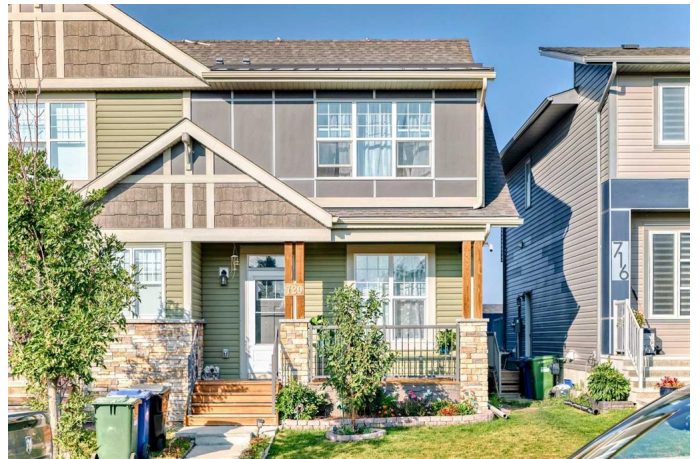
MLS® #A2256422

**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,646 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Elegant Semi-Detached Home in the sought-after vibrant community of Livingston! â€œ one of Calgaryâ€™s Thriving North Central Community! Welcome to this beautifully designed 3+1 BED, 3.5 BATH home, Fully finished basement with a SEPARATE entrance, landscaped yard and a double detached garage. MOVE-IN Ready like new condition! This home is perfect for growing families! Offering modern finishes, functional living spaces, and investment potential. Key Features: Spacious & Open-Concept Living â€œ Bright and airy layout with stylish finishes throughout. Kitchen â€œ Featuring sleek quartz countertops, stainless steel appliances, and a spacious island for entertaining. Primary Suite Retreat â€œ Generous in size with a walk-in closet and private ensuite. Upstairs offers three Bedrooms + bonus room â€œ Perfect for growing families or home office needs. Fully Finished Basement with Separate Entrance â€œ Includes an additional bedroom, a den that can be added in the huge family room or a space that can be used as an office, play room or a guest room; a full bath, ideal for extended family or rental opportunities. Great community! Livingston is a thriving, master-planned community with green spaces, parks, and pathways. ?Close to schools, shopping, dining, and the future Green Line LRT. Easy access to major roadways, ensuring a quick commute to downtown and beyond. Don't miss this fantastic opportunity!



Schedule a viewing today!

Built in 2018

### Essential Information

MLS® #	A2256422
Price	\$599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,646
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	720 Livingston Hill Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K5

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 15th, 2025
Days on Market	2
Zoning	R-Gm
HOA Fees	450
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.