

# \$679,900 - 685 Livingston Way Ne, Calgary

MLS® #A2233339

**\$679,900**

4 Bedroom, 4.00 Bathroom, 1,572 sqft

Residential on 0.07 Acres

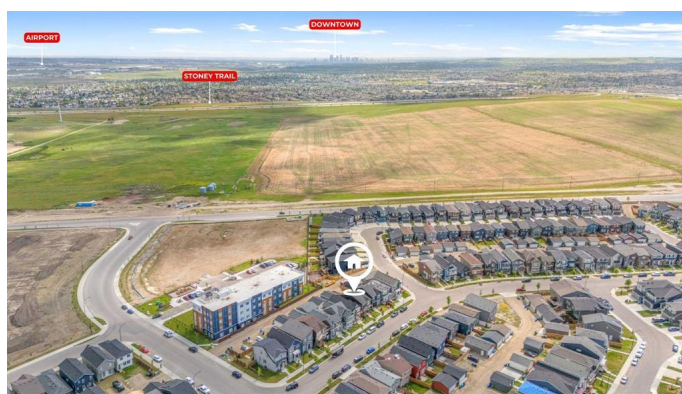
Livingston, Calgary, Alberta

Welcome to your dream home in Livingston, one of North Calgary's most sought-after communities!

This stunning detached laned home offers 3 bedrooms, 2.5 bathrooms plus a fully legal 1-bedroom basement suite with its own private entrance, full bath, and in-suite laundry—perfect for extended family or rental income.

Step through the northwest-facing main entrance and be greeted by a spacious, light-filled living room featuring a large picturesque window and an elegant electric fireplace—creating the perfect ambiance for cozy evenings and gatherings. The main floor continues into a sleek open-concept kitchen featuring upgraded cabinetry to the ceiling, built-in microwave, chimney-style hood fan, gas stove and a pantry—a perfect space for culinary creativity. Just off the kitchen, the dining area overlooks the beautifully landscaped backyard, ideal for entertaining. A convenient 2-piece powder room completes the main level.

One of the highlights of this home is the sun-soaked south-facing backyard, which not only offers a bright and inviting outdoor space but also allows natural light to pour into the dining area—creating a warm and cheerful atmosphere year-round.



Head upstairs via the upgraded staircase with elegant railings, and youâ€™ll find the primary bedroom on the right overlooking the backyard, complete with a 3-piece ensuite and walk-in closet. Two generously sized secondary bedrooms sit at the front of the home, each with their own closet and great natural light. A 4-piece main bathroom and upstairs laundry round out the upper level.

The fully legal basement suite is a standout featureâ€”perfect for generating extra income or hosting guests. It offers an open-concept living and kitchen area, one comfortable bedroom, a full bathroom, and separate laundry for added convenience.

Outside, the landscaped and fenced south backyard features a lovely deck, perfect for summer BBQs and gatherings. A 2-car parking pad at the back completes this exceptional property.

Whether youâ€™re a first-time buyer, growing family, or savvy investor, this home checks all the boxes for comfort, style, and affordability.

Donâ€™t miss outâ€”call your favourite REALTORÂ® today to book a private showing!

Built in 2020

### **Essential Information**

MLS® #	A2233339
Price	\$679,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,572
Acres	0.07
Year Built	2020

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	685 Livingston Way Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1N8

### Amenities

Amenities	Park, Playground, Recreation Facilities
Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Breakfast Bar, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

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

### Additional Information

Date Listed	June 22nd, 2025
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Days on Market	20
Zoning	R-G
HOA Fees	480
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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