

\$684,900 - 311 Livingston View Nw, Calgary

MLS® #A2255519

\$684,900

4 Bedroom, 4.00 Bathroom, 1,820 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to this stylish 2022-built detached home in Livingston, where modern design meets functional living. This property offers a rare combination of a spacious family layout plus a fully self-contained 1-bedroom legal suite. The main floor features durable vinyl plank flooring and a bright, open-concept layout that connects the living, dining, and kitchen areas. The kitchen is a true centerpiece with quartz countertops, sleek cabinetry, and plenty of prep space. Upstairs, you'll find a large bonus room alongside three generous bedrooms and full bath. The private primary retreat is complete with a walk in closet, ensuite featuring dual sinks and a walk in shower, this space is topped off with a balcony—the perfect spot for morning coffee. The lower level legal suite is thoughtfully designed with its own laundry, separate entrance, and modern finishes—ideal for generating rental income, hosting extended family, or creating a private space for guests. Step outside to enjoy the oversized deck and low-maintenance yard, with a rear parking pad for added convenience. Located in the welcoming community of Livingston, you'll love the access to parks, pathways, and the state-of-the-art Hub community centre with skating rinks, courts, and year-round programming. Quick access to Stoney Trail makes commuting easy, while future LRT expansion will only enhance connectivity. With shops, schools, and amenities nearby, this is a home that blends everyday convenience with



investment opportunity.

Built in 2022

Essential Information

MLS® #	A2255519
Price	\$684,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,820
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	311 Livingston View Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1P4

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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