

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

MLS® #A2256422

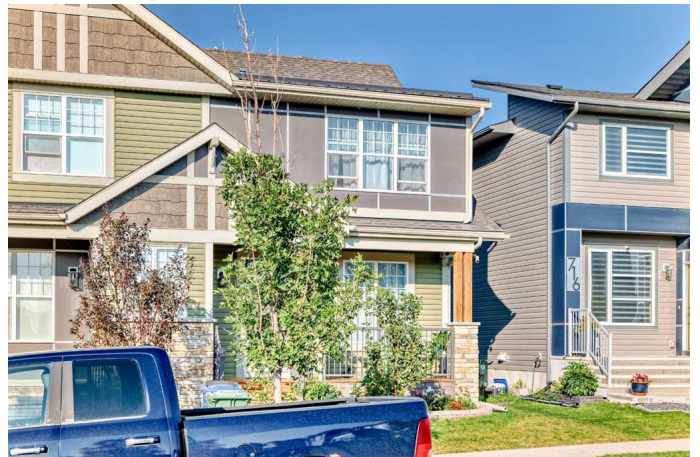
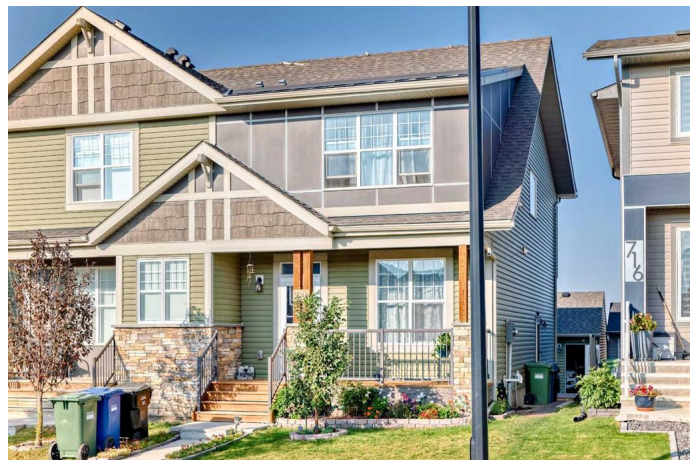
**\$599,900**

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€“ 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€“ Bright and airy layout with stylish finishes throughout. Kitchen â€“ Featuring sleek quartz countertops, stainless steel appliances, and a spacious island for entertaining. Primary Suite Retreat â€“ Generous in size with a walk-in closet and private ensuite. Upstairs offers three Bedrooms + bonus room â€“ Perfect for growing families or home office needs. Fully Finished Basement with Separate Entrance â€“ 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 |
| Zoning         | R-Gm                 |
| HOA Fees       | 450                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.