

**78 Livingston Gate NE**  
**Calgary, Alberta**

**MLS # A2319225**



**\$565,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Private, Street Light		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Closet Organizer in Back Entry Closet, Chest Freezer in basement

Exceptional value in Livingston. This beautifully maintained corner-lot 2-storey home offers over 2,200 sq. ft. of developed living space with 4 bedrooms, 3.5 bathrooms, a fully finished basement, and a 20x22 fully insulated double detached garage. Thoughtfully designed and showing clear pride of ownership throughout, this home offers the space and functionality many buyers look for in a detached property—without the condo fees. The main floor features a bright open-concept layout with a spacious living room and dining area that flow seamlessly into a well-designed galley kitchen complete with quartz countertops, top-end stainless steel appliances, a pantry, and extensive cabinetry including four oversized pot drawers. Multiple entry closets at both the front and rear doors provide excellent everyday storage. Upstairs you’ll find a large primary bedroom with a walk-in closet and private 3-piece ensuite, along with two additional well-sized bedrooms, a full 4-piece bathroom, and the added convenience of stacked upper-floor laundry with storage. The fully finished basement expands your living space with a large family room, fourth bedroom, and another full 4-piece bathroom—perfect for guests, a home office, or growing families. The mechanical area offers additional storage and includes a 50 US Gallon electric water heater, furnace, Beam Vacuflo central vacuum system, and HRV air recirculation system. Outside, enjoy a fully fenced yard with beautifully manicured lawns in both the front and back, a 9x9 deck, four shrub gardens, and two vegetable gardens. The property also includes a 6x8 matching garden shed that could easily be converted into a playhouse. Recent updates and features include new 30-year warranty shingles (2025), brand new siding (2025), furnace and vent servicing (2025), low-flush Kohler toilets, 9-ft ceilings, and R50 attic

insulation. The location is outstanding. The Livingston Hub Recreation Centre is located kitty-corner to the home, offering year-round activities including a water park, playground, tennis and basketball courts, a full-size hockey rink, and rentable party rooms. A new shopping centre one block south featuring FreshCo, a gas bar, and additional amenities is currently under development (projected completion Oct. 2026). An approved K&ndash;6 school site directly across the street is projected to begin construction in 2027. A rare opportunity to own a spacious, move-in ready home with no condo fees in one of NW Calgary&rsquo;s fastest growing communities.