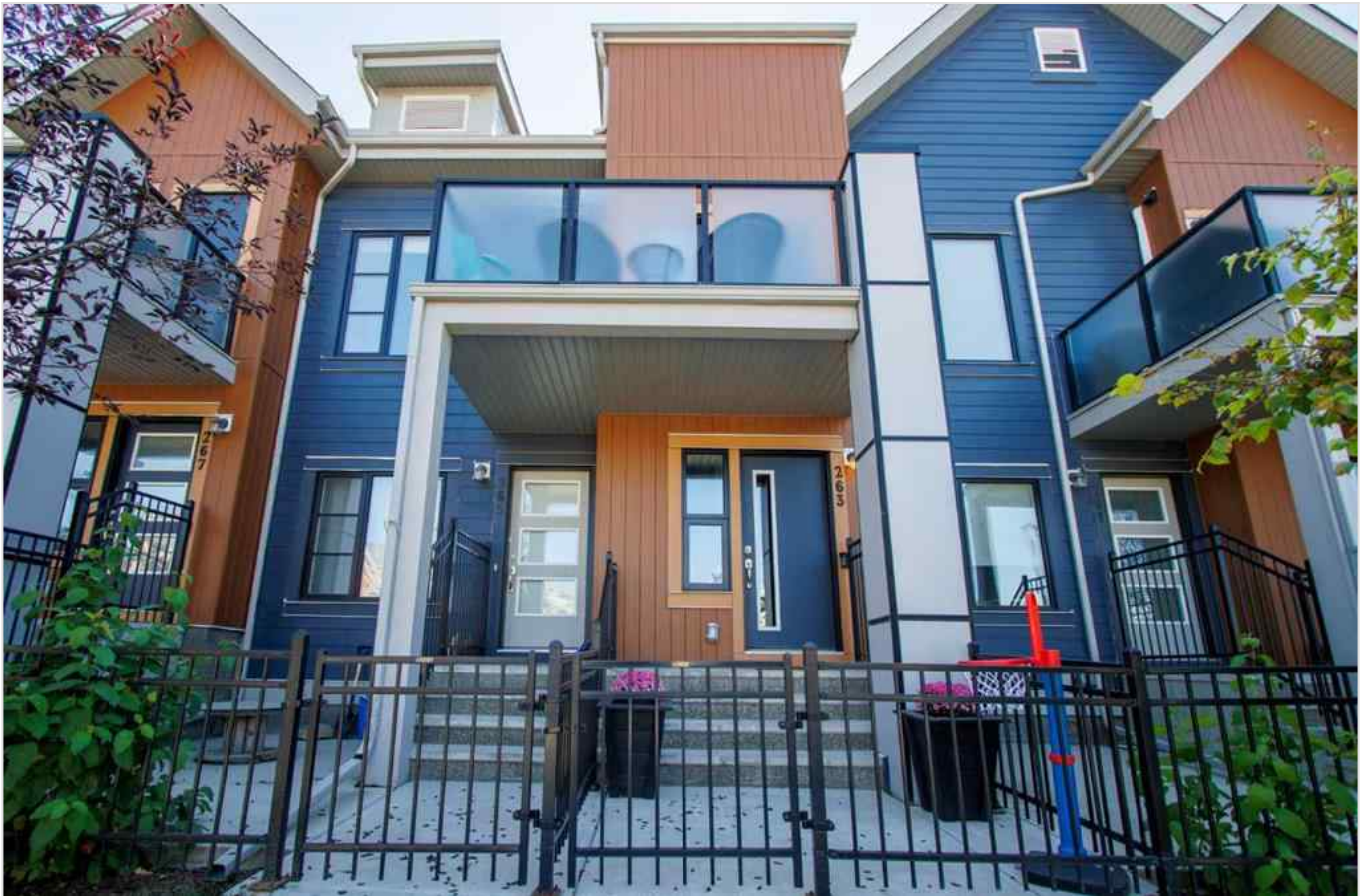




## 263 Livingston Common NE, Calgary, Alberta - \$400,000



Main Photo

### Property Description

Welcome to 263 Livingston Common NE — a townhome that doesn't just check boxes, it sets the tone. This top-floor unit is built for the ambitious, with soaring vaulted ceilings and a modern interior that feels as bold as it is comfortable.

Step out onto your front balcony overlooking a treed courtyard — arguably the best views in the complex. Inside, natural light pours through the south-facing windows of both bedrooms, while the primary suite impresses with a uniquely oversized walk-in closet.

Location? Prime. Just a block from The Livingston Hub — a next-level community centre with a splash park, soccer fields, tennis courts, an outdoor rink, and Livingston Pond with endless walking paths. Quick in-and-out access makes commutes effortless, while at home, the vibe is pure comfort and style.



This isn't just a starter home. It's a launchpad for the life you're building — equal parts modern, connected, and unapologetically ambitious.

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