

# \$749,493 - 882 Livingston View Ne, Calgary

MLS® #A2205452

**\$749,493**

5 Bedroom, 4.00 Bathroom, 1,826 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

An incredible opportunity to own a brand new home, the 'Carlisle II' in the desirable new community of Livingston with possession this Spring! This home is situated on a bright and sunny lot with a private backyard. Featuring 5 bedrooms (3 up, 2 down), 3.5 bathrooms and two living spaces + a fully legal TWO BEDROOM basement suite, this property is perfect for investors, multi-generational living or those that want to decrease their costs by renting their basement! Built by Brookfield Residential, the Carlisle II model is a stunning home boasting over 1,800 square ft. of living space above grade. This open concept main floor has 9 ft. ceilings and extended height cabinets and a large island with a gourmet kitchen package including chimney hood fan and built-in oven + microwave. The main floor features a large great room with plenty of natural light and has an open concept design that is perfect for entertaining. Luxurious and resilient LVP flooring flows throughout the main level, making it perfect for those with children and pets. The main level is complete with a flex space that is perfect for a home office or children's play space, and a 2 pc bathroom. The upper level features a central bonus room that separates the primary bedroom from secondary rooms. Enjoy the luxury of this large primary suite and a beautiful ensuite bathroom with dual sinks and a walk-in shower. Two more bedrooms, a full bathroom and upper level laundry room complete the second level. The basement has



a fully legal two bedroom suite with a full kitchen (appliances included), dining / living area, two bedrooms, full bathroom and private laundry. This home is brand new and comes with full Alberta New Home Warranty! The home is complete with a private backyard and double parking pad. \*Please note: Photos are from a show home model for representation purposes and are not an exact representation of the property for sale.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2205452    |
| Price          | \$749,493   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,826       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 882 Livingston View Ne |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 2K7                |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 2    |

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

## Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer        |
| Heating           | Forced Air                                                                                             |
| Cooling           | None                                                                                                   |
| Has Basement      | Yes                                                                                                    |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                  |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | None                                           |
| Lot Description   | Back Lane, Back Yard, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                |
| Construction      | Wood Frame                                     |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 27               |
| Zoning         | RG               |
| HOA Fees       | 450              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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