\$639,900 - 938 Livingston View Ne, Calgary

MLS® #A2221502

\$639,900

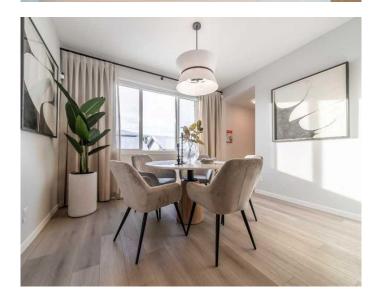
4 Bedroom, 4.00 Bathroom, 1,579 sqft Residential on 0.06 Acres

Livingston, Calgary, Alberta

Impeccable design, full basement development, & room to growâ€"welcome to the Strathcona model by Cedarglen Homes. Located in vibrant Livingston, this 4-bedroom laned home blends practical layout with elevated finishes, perfect for modern family living. Step inside to a bright, open concept main floor where luxury vinyl plank flooring flows throughout. The heart of the home is the kitchenâ€"designed with both beauty and function in mind. A long quartz island offers extra prep space and casual seating, while pot lights overhead keep things bright and welcoming. Sleek black hardware adds a designer touch, tying together the modern cabinetry and finishes. You'II receive a \$6000 appliance allowance to select your desired appliances at the builder's supplier. Just steps down, the great room opens up with soaring ceilings that create a grand, airy feelâ€"ideal for relaxing or entertaining. The dining nook is adjacent to the kitchen and features a large window allowing tons of natural light to shine through. Step outside to the completed rear deck, ready for weekend BBQs or quiet morning coffee. Upstairs, the layout keeps life organized and comfortable. The primary suite features a walk-in closet and a 4-piece ensuite with dual sinks & a tiled walk-in shower. Two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper floorâ€"keeping everything close at hand. Downstairs, the fully developed basement







adds even more living space. A spacious rec room is perfect for movie nights, workouts, or a kids' play zone. You'll also find a fourth bedroom, a full 4-piece bathroom, and a large mechanical room for extra storage. The separate side entry opens the door to future flexibilityâ€"whether for guests or extended family. With possession available July 31, this move-in-ready home checks every box, from curb appeal to convenience. Nestled in the vibrant community of Livingston, you'll love having access to the Livingston HOA Hub, featuring an indoor gym, hockey rink, splash park, tennis courts, playgrounds, and more! Plus, with miles of walking/bike paths, an off-leash dog park, and a bike pump track, there's something for everyone to enjoy. As the community continues to develop, more schools, shopping, and businesses will make Livingston an even more convenient and desirable place to call home. Ready to make your move? Schedule a private tour today and see why the Strathcona is the perfect fit for your next chapter. *Photos are from a completed home of the same modelâ€"finishes may vary. Please refer to the last photo for the specific interior selections of this home.*

Built in 2024

Essential Information

MLS® # A2221502
Price \$639,900
Bedrooms 4

Bathrooms 4.00 Full Baths 3

Full Dallis 3

Half Baths 1

Square Footage 1,579
Acres 0.06
Year Built 2024

Type Residential

Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 938 Livingston View Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2K5

Amenities

Amenities Playground, Dog Park, Picnic Area, Racquet Courts, Recreation

Facilities, Recreation Room

Parking Spaces 2

Parking Alley Access, Off Street, Parking Pad

Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Tankless

Hot Water, Walk-In Closet(s)

Appliances See Remarks

Heating High Efficiency, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, Rectangular Lot

Roof Asphalt Shingle Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025

Days on Market 57
Zoning R-G
HOA Fees 467

HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

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.