

# \$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 grow—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 kitchen—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™ 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 feel—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 floor—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 kidsâ€™™ 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, thereâ€™™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
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	64
Zoning	R-G
HOA Fees	467

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Royal LePage Benchmark

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