

\$379,000 - 114, 40 Livingston Parade Ne, Calgary

MLS® #A2246340

\$379,000

2 Bedroom, 3.00 Bathroom, 1,095 sqft

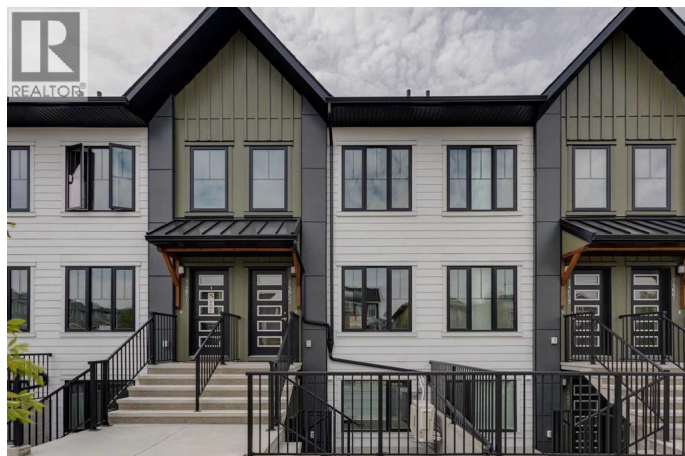
Single Family

Livingston, Calgary, Alberta

Welcome to the Ambrosia at ZEN Livingston – a stylish, energy-efficient townhome built by a NET ZERO builder! Offering 1,095 sq ft of thoughtfully designed living space, this 2 BED, 2.5 bath home features TRIPLE-PANE windows, advanced insulation, and a rough-in for solar panels – all contributing to lower utility bills and year-round comfort. The OPEN CONCEPT main floor showcases Cicero Luxury VINYL PLANK flooring, pot lights with knock-down ceilings, and a BRIGHT LIVING AND DINING area that flows into your BACKYARD that is FULLY FENCED, perfect for those with kids, pets or wanting to enjoy some privacy – complete with BBQ GAS LINE, landscaping, and irrigation. The modern kitchen includes white ice QUARTZ COUNTERTOPS and a 6-piece Whirlpool appliance package. Upstairs, you'll find two spacious bedrooms including a primary suite with an ensuite bathroom, upstairs laundry and an additional 4-pc bath. Enjoy HARDIE BOARD siding (hail/fire-resistant), and be part of a vibrant community just steps from the Livingston Hub with splash park, rink, courts & more! Quick access to Stoney Trail (3 min), YYC Airport (13 min), and CrossIron Mills (11 min). AIRBNB friendly! Photos are representative. Visit the showhome at 56 Livingston Parade NE. (id:6289)

Built in 2025

Essential Information



Listing #	A2246340
Price	\$379,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,095
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	114, 40 Livingston Parade Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T4B3P6

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	No Animal Home, No Smoking Home, Level, Gas BBQ Hookup
Parking Spaces	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	None
# of Stories	2

Exterior

Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX First
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