

# \$389,000 - 114, 40 Livingston Parade Ne, Calgary

MLS® #A2246340

**\$389,000**

2 Bedroom, 3.00 Bathroom, 1,095 sqft

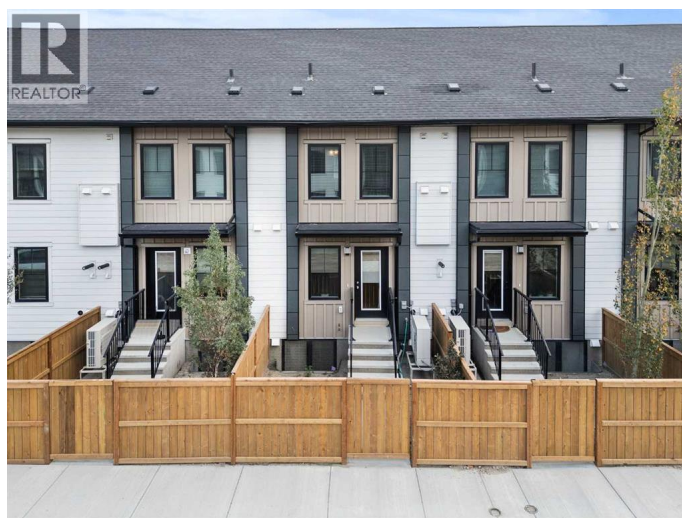
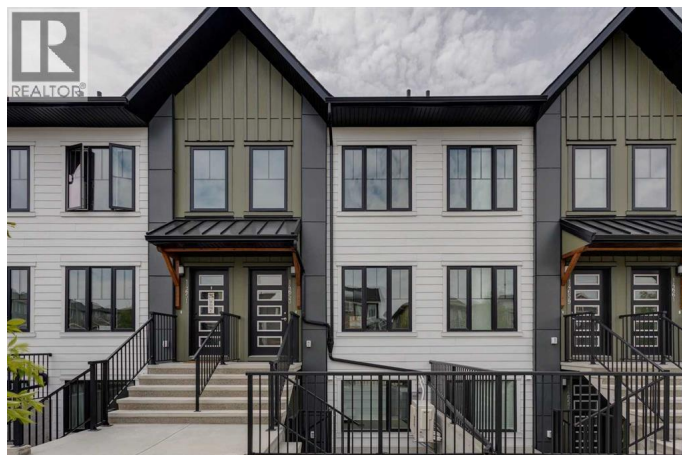
Single Family on 0.00 Acres

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	\$389,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,095
Acres	0.00
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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Listing information last updated on October 14th, 2025 at 11:01am PDT