

\$462,134 - 215, 40 Livingston Parade Ne, Calgary

MLS® #A2255341

\$462,134

3 Bedroom, 3.00 Bathroom, 1,588 sqft

Single Family on 0.00 Acres

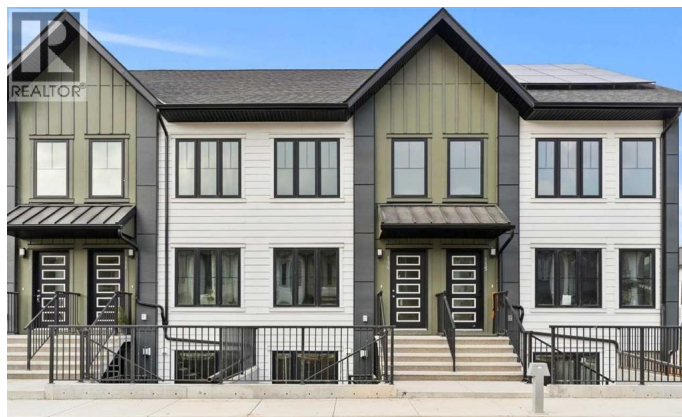
Livingston, Calgary, Alberta

Welcome to the Empire II by Avalon Master Builder â€” a 1,430 sq ft., 3-bedroom, 2.5-bath townhome that blends modern style with exceptional energy efficiency. The open-concept main floor features a spacious kitchen island, sleek White Ice quartz countertops, and a 6-piece Whirlpool appliance package, with durable luxury vinyl plank flooring throughout. Upstairs, youâ€™ll find three generous bedrooms, including a primary bedroom with a walk-in closet and ensuite, plus convenient upper-floor laundry. A smart under-stair storage cubby adds extra functionality. Enjoy your south-facing, fully fenced backyardâ€”perfect for kids, pets, or entertainingâ€”complete with BBQ gas line, landscaping, and irrigation. Built to exceed 2030 building code standards, this EnerGuide-certified home includes superior insulation, triple-pane windows, and advanced construction techniques to keep utility costs low and comfort high. Every detail is designed for todayâ€™s lifestyle and tomorrowâ€™s sustainability. Photos are representative. (id:6289)

Built in 2026

Essential Information

Listing #	A2255341
Price	\$462,134
Bedrooms	3



Bathrooms	3.00
Half Baths	1
Square Footage	1,588
Acres	0.00
Year Built	2026
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	215, 40 Livingston Parade Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T4B3P6

Amenities

Amenities	Park, Playground, Schools, Shopping
Parking Spaces	1

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 12:01pm PDT