# \$379,000 - 110, 40 Livingston Parade Ne, Calgary

MLS® #A2262092

## \$379,000

2 Bedroom, 3.00 Bathroom, 1,210 sqft Single Family on 0.00 Acres

Livingston, Calgary, Alberta

Ambrosia at ZEN Livingston â€" Offering 1,086 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. 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 features white QUARTZ COUNTERTOPS and a 6-piece Whirlpool appliance package. Upstairs, you'll find two spacious bedrooms including a primary bedroom with an ensuite bathroom, and upstairs laundry. 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!. Photos are representative. (id:6289)



#### **Essential Information**

Listing # A2262092 Price \$379,000

Bedrooms 2

Bathrooms 3.00

Half Baths 1

Square Footage 1,210







Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Condominium/Strata

## **Community Information**

Address 110, 40 Livingston Parade Ne

**T4B3P6** 

Subdivision Livingston
City Calgary
Province Alberta

Postal Code

**Amenities** 

Amenities Park, Playground, Schools, Shopping

Features No Animal Home, No Smoking Home, Level

Parking Spaces 1

Interior

Appliances Washer, Refrigerator, Dishwasher, Range, Dryer, Microwave

Heating Natural gas Forced air

Cooling None

# of Stories 2

**Exterior** 

Construction Wood frame

Foundation Poured Concrete

### **Listing Details**

Listing Office Bode Platform Inc.





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