

114, 40 Livingston Parade NE  
Calgary, Alberta

MLS # A2246340



**\$389,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,095 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Lawn, Level, Low Maintenance Landscape, S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 247
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		

**Inclusions:** None

Welcome to the Ambrosia at ZEN Livingston &dash; 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 &dash; 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 &dash; 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.