

780-897-4003

dj@djgolden.com

215, 40 Livingston Parade NE Calgary, Alberta

MLS # A2255341



\$462,134

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,588 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape		

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Vinyl Plank Roof: Condo Fee: \$ 309 Asphalt Shingle **Basement:** LLD: None **Exterior:** Zoning: **TBD** Cement Fiber Board, Wood Frame Foundation: **Poured Concrete Utilities:**

Features: Breakfast Bar, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)

Inclusions: N/A

Welcome to the Empire II by Avalon Master Builder — 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, you'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 backyard—perfect for kids, pets, or entertaining—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 today's lifestyle and tomorrow's sustainability. Photos are representative.