# \$269,000 - 212, 40 Livingston Parade Ne, Calgary

MLS® #A2209640

### \$269,000

1 Bedroom, 1.00 Bathroom, 533 sqft Residential on 0.00 Acres

Livingston, Calgary, Alberta

The Braeburn floorplan is a beautifully compact 1-bedroom, 1-bathroom townhome built for comfort and efficiency. This home will be built to the 2030 and beyond building code, including superior insulation, triple-pane windows, and advanced construction techniques to reduce energy costs and boost comfort. Inside, enjoy a modern kitchen with full appliances and an eating counter that flows into a stylish living area â€" perfect for relaxing or entertaining. A separate bedroom offers a quiet retreat, while the adjacent bathroom includes quality fixtures and finishes. Step outside to your private outdoor space, ideal for morning coffee or evening downtime. Thoughtfully designed and affordably priced, ZEN Livingston one-bedrooms cost less than similarly sized condo apartments â€" and come with lower condo fees. Smart, efficient, and perfect for first-time buyers. Photos are representative.



#### **Essential Information**

MLS®# A2209640 Price

\$269,000

Bedrooms 1

**Bathrooms** 1.00

Full Baths 1

Square Footage 533

Acres 0.00







Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style Stacked Townhouse

Status Active

## **Community Information**

Address 212, 40 Livingston Parade Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P2K4

#### **Amenities**

Amenities None
Parking Spaces 1
Parking Stall

#### Interior

Interior Features Breakfast Bar, Low Flow Plumbing Fixtures, Open Floorplan, Recessed

Lighting

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

Washer

Heating Baseboard, Electric

Cooling None
Basement None

#### **Exterior**

Exterior Features Private Entrance

Lot Description Low Maintenance Landscape

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 8th, 2025

Days on Market 75
Zoning TBD

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Bode Platform Inc.

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