

\$287,655 - 109, 40 Livingston Parade Ne, Calgary

MLS® #A2180469

\$287,655

1 Bedroom, 1.00 Bathroom, 530 sqft
Residential on 0.00 Acres

Livingston, Calgary, Alberta

The Braeburn floorplan is a beautifully compact one-bedroom, one-bathroom townhome designed for comfort and efficiency. Built to Net Zero Ready standards, it features superior insulation, triple-pane windows, and advanced construction techniques that keep energy costs low and comfort high. Inside, you'll find a fully equipped kitchen with modern appliances and a convenient eating counter connected to a stylish living area perfect for relaxation or entertaining. The separate bedroom offers a peaceful retreat, and the adjacent bathroom boasts quality fixtures and finishes. This home also includes an outdoor living space, extending your living area and providing the perfect morning coffee or evening relaxation spot. The Braeburn offers a smart, efficient introduction to homeownership. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency and style. Photos are representative.

Built in 2025



Essential Information

MLS® #	A2180469
Price	\$287,655
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	530
Acres	0.00

Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	109, 40 Livingston Parade Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B3P6

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Stone Counters
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Baseboard, Electric
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 28th, 2024
Days on Market	104
Zoning	TBD
HOA Fees	445
HOA Fees Freq.	ANN

Listing Details

Listing Office Bode Platform Inc.

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