

\$399,000 - 114, 40 Livingston Parade Ne, Calgary

MLS® #A2246340

\$399,000

2 Bedroom, 2.00 Bathroom, 1,086 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Welcome to the Ambrosia at ZEN Livingston – a stylish, energy-efficient townhome built by a NET ZERO builder! 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 – 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/dining area that flows into your south-facing, fully FENCED BACKYARD – 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 walk-in closet and en-suite, plus upstairs laundry and a 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). Photos are representative. Visit the showhome at 56 Livingston Parade NE.

Built in 2025

Essential Information

MLS® # A2246340

Price \$399,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	114, 40 Livingston Parade Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B3P6

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Lawn, Level, Low Maintenance Landscape, Close to Clubhouse, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 6th, 2025
Days on Market 23
Zoning TBD
HOA Fees 445
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.