

\$429,000 - 84 Livingston Parade Ne, Calgary

MLS® #A2218362

\$429,000

2 Bedroom, 3.00 Bathroom, 1,172 sqft

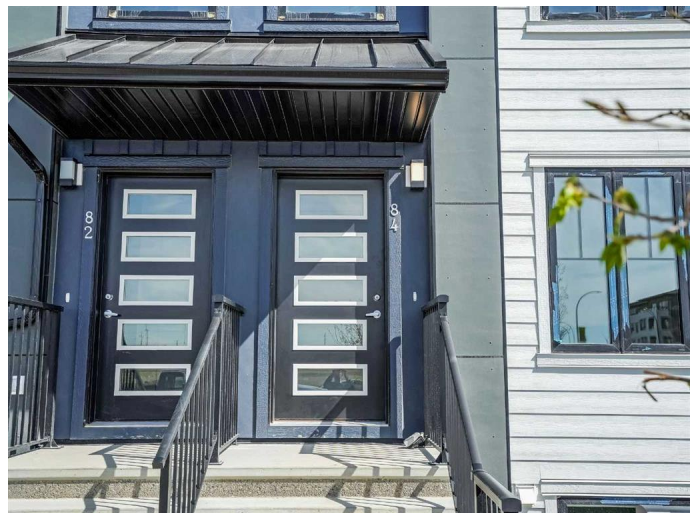
Residential on 4.45 Acres

Livingston, Calgary, Alberta

Huge Price Reduction! Motivated Sellers â€“Donâ€™t Miss This Opportunity! Welcome to this stunning, highly upgraded Net Zero 2-storey, 2-bedroom, 2.5-bathroom townhome located in the vibrant and family-friendly community of Livingston. Thoughtfully designed for modern living, this brand-new EnerGuide-certified home offers exceptional energy efficiency, luxury finishes, and intelligent layout. Step inside and discover: Two spacious master bedrooms, each with its own private ensuite, and Upper-level laundry for added convenience. Open-concept main floor with a large kitchen islandâ€”perfect for cooking and entertaining. Durable luxury vinyl plank flooring throughout the main floor and a visitor bathroom. This home features significant energy efficiency enhancements, including solar panels (Net Zero upgrade) and Zuba Central heating & cooling system designed to reduce utility costs and increase comfort year-round. Ideal for professionals, couples, or small families looking to enjoy the benefits of green living in one of Calgaryâ€™s most exciting new communities just minutes from Calgary International Airport, CrossIron Mills, major roads, shopping centers and restaurants. Experience the future of homeownershipâ€”schedule your viewing today!

Built in 2025

Essential Information



MLS® #	A2218362
Price	\$429,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,172
Acres	4.45
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	84 Livingston Parade Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B 3P6

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Central
Cooling	Central Air
Basement	None

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Yard, See Remarks
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	10
Zoning	DC
HOA Fees	445
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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