

\$379,000 - 110, 40 Livingston Parade Ne, Calgary

MLS® #A2262092

\$379,000

2 Bedroom, 3.00 Bathroom, 1,210 sqft

Residential on 0.00 Acres

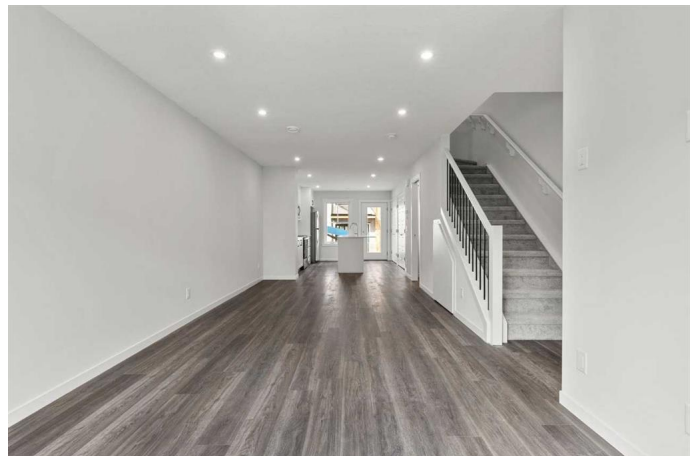
Livingston, Calgary, Alberta

Ambrosia at ZEN Livingston â€” 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. The OPEN CONCEPT main floor showcases Cicero Luxury VINYL PLANK flooring, pot lights with knock-down ceilings, and a BRIGHT LIVING AND DINING area that flows into your BACKYARD that is FULLY FENCED, perfect for those with kids, pets or wanting to enjoy some privacy - complete with BBQ GAS LINE, landscaping, and irrigation. The modern kitchen features white QUARTZ COUNTERTOPS and a 6-piece Whirlpool appliance package. Upstairs, you'll find two spacious bedrooms including a primary bedroom with an ensuite bathroom, and upstairs laundry. 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!. Photos are representative.

Built in 2025

Essential Information

MLS® #	A2262092
Price	\$379,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,210
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	110, 40 Livingston Parade Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B 3P6

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Range
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Back Yard, Level, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
-------------	-------------------

Days on Market	30
Zoning	TBD
HOA Fees	450
HOA Fees Freq.	ANN

Listing Details

Listing Office Bode Platform Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.