

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

MLS® #A2260337

**\$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. Built with insulation that exceeds current building code standards, this home also includes triple-pane windows, additional insulation, and a Fresh Air System (HRV) for improved energy efficiency and comfort. Inside, enjoy a modern kitchen with full appliances and an eating counter that flows into a stylish living area. A separate bedroom offers a quiet retreat, while the adjacent bathroom includes quality fixtures and finishes. Step outside to your private outdoor space. Photos are representative.

Built in 2025

## Essential Information

MLS® #	A2260337
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	Snow Removal
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, Open Floorplan, Recessed Lighting, Stone Counters, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range
Heating	Baseboard, Electric
Cooling	None
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	September 26th, 2025
Days on Market	2
Zoning	TBD
HOA Fees	450
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Bode Platform Inc.
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