

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

MLS® #A2209640

**\$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. This home will be built to the 2030 and beyond building code, including superior insulation, triple-pane windows, and advanced construction techniques to reduce energy costs and boost comfort. Inside, enjoy a modern kitchen with full appliances and an eating counter that flows into a stylish living area – perfect for relaxing or entertaining. A separate bedroom offers a quiet retreat, while the adjacent bathroom includes quality fixtures and finishes. Step outside to your private outdoor space, ideal for morning coffee or evening downtime. Thoughtfully designed and affordably priced, ZEN Livingston one-bedrooms cost less than similarly sized condo apartments – and come with lower condo fees. Smart, efficient, and perfect for first-time buyers. Photos are representative.

Built in 2025



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209640  |
| 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      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Breakfast Bar, Low Flow Plumbing Fixtures, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range  |
| Heating           | Baseboard, Electric                                                          |
| Cooling           | None                                                                         |
| Basement          | None                                                                         |

### 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    | April 8th, 2025 |
| Days on Market | 70              |
| Zoning         | TBD             |

|                |     |
|----------------|-----|
| HOA Fees       | 450 |
| HOA Fees Freq. | ANN |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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