



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

114, 40 Livingston Parade NE  
Calgary, Alberta

MLS # A2246340



**\$399,000**

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,086 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Close to Clubhouse, Lawn, Level, Low Maintenance Landscape, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		

Inclusions: None

Welcome to the Ambrosia at ZEN Livingston &ndash; 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 &ndash; 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&mdash;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.