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114, 40 Livingston Parade NE Calgary, Alberta

MLS # A2246340



\$379,000

Division: Livingston Residential/Five Plus Type: Style: Townhouse-Stacked Size: 1,095 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Assigned, Stall Lot Size: Lot Feat: Back Yard, Close to Clubhouse, Lawn, Level, Low Maintenance Landscape, S

Heating: Water: Forced Air Floors: Sewer: Carpet, Vinyl Roof: Condo Fee: \$ 247 Asphalt Shingle **Basement:** LLD: None Exterior: Zoning: Cement Fiber Board, Wood Frame **TBD** Foundation: **Poured Concrete Utilities:** Features:

Features: Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters

Inclusions: None

Welcome to the Ambrosia at ZEN Livingston – a stylish, energy-efficient townhome built by a NET ZERO builder! Offering 1,095 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 – 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 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 includes white ice QUARTZ COUNTERTOPS and a 6-piece Whirlpool appliance package. Upstairs, you'll find two spacious bedrooms including a primary suite with an ensuite bathroom, upstairs laundry and an additional 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). AIRBNB friendly! Photos are representative. Visit the showhome at 56 Livingston Parade NE.