



**GRASSROOTS**  
REALTY GROUP

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212, 40 Livingston Parade NE  
Calgary, Alberta

MLS # A2260337



**\$269,000**

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	533 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 124
Basement:	See Remarks	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Stone Counters		

Inclusions: N/A

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.