



**GRASSROOTS**  
REALTY GROUP

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**128 Livingston Parade NE**  
**Calgary, Alberta**

**MLS # A2262949**



**\$639,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Garden, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** Full appliance for basement

Now offering even more value with a newly built legal basement suite and a detached double garage, this home is perfect for investors or families seeking versatility and comfort. Boasting nearly 2,500 sq. ft. of total developed living space, this property includes 3 bedrooms and 2.5 bathrooms upstairs, plus a fully self-contained 2-bedrooms legal basement suite—ideal for rental income or multi-generational living. The main floor features a bright, open-concept layout with 9 ft ceilings, a spacious living room filled with natural light, and a flex area perfect for a home office or play space. The modern L-shaped kitchen is equipped with stainless steel appliances, extended-height cabinetry, and a large island—perfect for entertaining friends and family. Step outside the sliding doors to a large deck, a fully fenced backyard, and your brand new detached double garage for added convenience and value. Located in one of Calgary's most sought-after communities, Livingston—known as "Calgary's New North"—you'll enjoy access to a world-class Homeowners Association featuring a splash park, skating rink, basketball and tennis courts, an indoor gym, and more. Whether you're looking for a beautiful family home or a smart investment opportunity, this property truly has it all!