



GRASSROOTS
REALTY GROUP

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**110, 40 Livingston Parade NE
Calgary, Alberta**

MLS # A2275989

\$379,000



Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,210 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Level, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 248
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters		
Inclusions:	N/A		

Ambrosia at ZEN Livingston – 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. 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 features white QUARTZ COUNTERTOPS and a 6-piece Whirlpool appliance package. Upstairs, you'll find two spacious bedrooms including a primary bedroom with an ensuite bathroom, and upstairs laundry. 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!. Photos are representative.