\$399,900 - 106, 40 Livingston Parade Ne, Calgary

MLS® #A2238434

\$399,900

2 Bedroom, 3.00 Bathroom, 1,210 sqft Residential on 0.00 Acres

Livingston, Calgary, Alberta

Welcome to the Ambrosia by Avalon Master Builder, a stunning 2-bedroom, 2.5-bathroom two-story townhome designed for modern living. This EnerGuide-certified home features open-concept living with a spacious kitchen island, perfect for entertaining, and luxurious vinyl plank (LVP) flooring throughout the main level and bathrooms. Each bedroom boasts its own private ensuite for added comfort and convenience, while upper-floor laundry provides maximum functionality. Built to 2030 and beyond building code standards, it features superior insulation, triple-pane windows, and advanced construction techniques that keep energy costs low and comfort high. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency and style. Photos are representative.

Built in 2025

Essential Information

MLS® # A2238434 Price \$399,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2

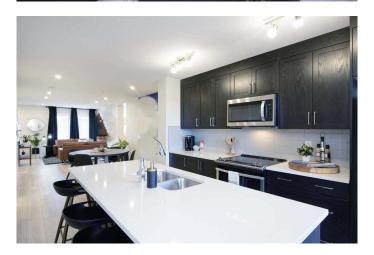
Half Baths 1

Square Footage 1,210

Acres 0.00







Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 106, 40 Livingston Parade Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T4B 3P6

Amenities

Amenities None
Parking Spaces 1
Parking Stall

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Pantry

Appliances Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Basement None

Exterior

Exterior Features None

Lot Description Level, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 10th, 2025

Days on Market 11
Zoning TBD
HOA Fees 445

HOA Fees Freq. ANN

Listing Details

Listing Office Bode Platform Inc.

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