

# \$379,000 - 110, 40 Livingston Parade Ne, Calgary

MLS® #A2262092

**\$379,000**

2 Bedroom, 3.00 Bathroom, 1,210 sqft

Residential on 0.00 Acres

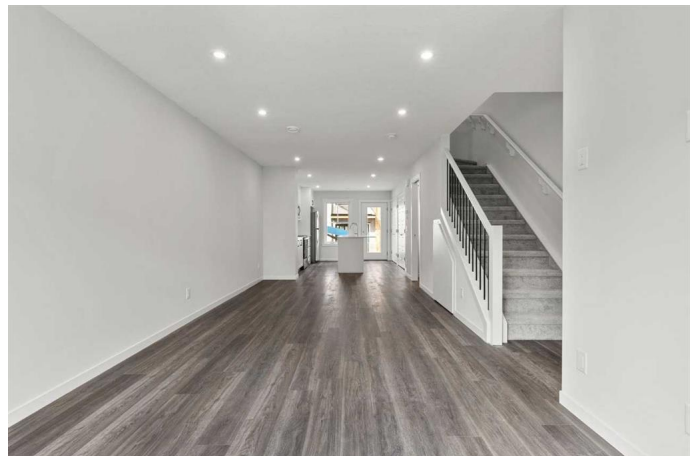
Livingston, Calgary, Alberta

Ambrosia at ZEN Livingston â€” 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.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2262092  |
| Price      | \$379,000 |
| 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     | 110, 40 Livingston Parade Ne |
| Subdivision | Livingston                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T4B 3P6                      |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Range                                                                                    |
| Heating           | Forced Air, Natural Gas                                                                                                                      |
| Cooling           | None                                                                                                                                         |
| Basement          | None                                                                                                                                         |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | None                                                         |
| Lot Description   | Back Yard, Level, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                              |
| Construction      | Cement Fiber Board, Wood Frame                               |
| Foundation        | Poured Concrete                                              |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 3rd, 2025 |
|-------------|-------------------|

|                |     |
|----------------|-----|
| Days on Market | 24  |
| Zoning         | TBD |
| HOA Fees       | 450 |
| HOA Fees Freq. | ANN |

**Listing Details**

Listing Office            Bode Platform Inc.

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