

# \$269,000 - 212, 40 Livingston Parade Ne, Calgary

MLS® #A2209640

**\$269,000**

1 Bedroom, 1.00 Bathroom, 533 sqft  
Residential on 0.00 Acres

Livingston, Calgary, Alberta

The Braeburn floorplan is a beautifully compact 1-bedroom, 1-bathroom townhome built for comfort and efficiency. This home will be built to the 2030 and beyond building code, including superior insulation, triple-pane windows, and advanced construction techniques to reduce energy costs and boost comfort. Inside, enjoy a modern kitchen with full appliances and an eating counter that flows into a stylish living area – perfect for relaxing or entertaining. A separate bedroom offers a quiet retreat, while the adjacent bathroom includes quality fixtures and finishes. Step outside to your private outdoor space, ideal for morning coffee or evening downtime. Thoughtfully designed and affordably priced, ZEN Livingston one-bedrooms cost less than similarly sized condo apartments – and come with lower condo fees. Smart, efficient, and perfect for first-time buyers. Photos are representative.

Built in 2025



## Essential Information

MLS® #	A2209640
Price	\$269,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	533
Acres	0.00

Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	212, 40 Livingston Parade Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2K4

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Electric
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 8th, 2025
Days on Market	119
Zoning	TBD

HOA Fees 450  
HOA Fees Freq. ANN

**Listing Details**

Listing Office Bode Platform Inc.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.