

\$459,000 - 215, 40 Livingston Parade Ne, Calgary

MLS® #A2210207

\$459,000

3 Bedroom, 3.00 Bathroom, 1,430 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Welcome to the Empire II at ZEN

Livingstonâ€™where style, comfort, and sustainability meet! This beautiful END UNIT townhome offers an impressive 1,430 square feet of thoughtfully designed living space, featuring 3 spacious bedrooms and 2.5 modern bathrooms. Step inside and immediately feel the difference of an open-concept layout filled with natural light, thanks to extra TRIPLE-PANE WINDOWS that enhance both brightness and energy efficiency. The luxury VINYL PLANK flooring throughout the main floor adds a sleek, durable finish that perfectly complements the airy living room and the generous dining area, which flows seamlessly into the SOUTH-FACING FENCED BACKYARD â€™ perfect for entertaining, and yes, there's a BBQ gas line ready for your summer cookouts!

The kitchen is designed to impress, with ample counter space, QUARTZ countertops, and a layout that makes hosting or everyday living a breeze. Upstairs, you'll find all three bedrooms, including a primary suite complete with a large walk-in closet and a spa-inspired ensuite bathroom featuring dual vanities. Two additional good-sized bedrooms, a 4-piece bathroom, and convenient UPSTAIRS LAUNDRY round out this level. Built by a NET ZERO builder; incorporating advanced insulation, triple-pane windows, and next-gen construction techniques such as a rough-in for SOLAR PANELS -- That means LOWER ENERGY BILLS, greater year-round comfort,



and a smaller environmental footprint. Located just steps from the vibrant LIVINGSTON HUB, where youâ€™ll enjoy amenities like a splash park, tennis courts, skating rink, and more. Plus, with quick access to Stoney Trail and just 15 minutes from the Calgary Airport, youâ€™re never far from where you need to be. This is more than a homeâ€”itâ€™s a lifestyle. Come see why the Empire II at ZEN Livingston is the perfect place to call home! Photos are representative from another 3 bedroom unit. Check out the Showhome located at 56 Livingston parade NE!

Built in 2025

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2210207 |
| Price | \$459,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,430 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 215, 40 Livingston Parade Ne |
| Subdivision | Livingston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T4B3P6 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Stone Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line |
| Lot Description | Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Close to Clubhouse |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 9 |
| Zoning | TBD |
| HOA Fees | 445 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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