

# \$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 Livingston 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 — 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 you'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, you're never far from where you need to be. This is more than a home—it'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	16
Zoning	TBD
HOA Fees	445
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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