

# \$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	1
Zoning	TBD
HOA Fees	445

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Bode Platform Inc.

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