

# \$462,134 - 215, 40 Livingston Parade Ne, Calgary

MLS® #A2255341

## \$462,134

3 Bedroom, 3.00 Bathroom, 1,588 sqft  
Residential on 0.00 Acres

Livingston, Calgary, Alberta

Welcome to the Empire II by Avalon Master Builder â€” a 1,430 sq ft., 3-bedroom, 2.5-bath townhome that blends modern style with exceptional energy efficiency. The open-concept main floor features a spacious kitchen island, sleek White Ice quartz countertops, and a 6-piece Whirlpool appliance package, with durable luxury vinyl plank flooring throughout. Upstairs, youâ€™ll find three generous bedrooms, including a primary bedroom with a walk-in closet and ensuite, plus convenient upper-floor laundry. A smart under-stair storage cubby adds extra functionality. Enjoy your south-facing, fully fenced backyardâ€”perfect for kids, pets, or entertainingâ€”complete with BBQ gas line, landscaping, and irrigation. Built to exceed 2030 building code standards, this EnerGuide-certified home includes superior insulation, triple-pane windows, and advanced construction techniques to keep utility costs low and comfort high. Every detail is designed for todayâ€™s lifestyle and tomorrowâ€™s sustainability. Photos are representative.



Built in 2026

## Essential Information

MLS® #	A2255341
Price	\$462,134
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,588
Acres	0.00
Year Built	2026
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	Stall

### Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

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

### Additional Information

Date Listed	September 8th, 2025
Days on Market	1
Zoning	TBD
HOA Fees	450
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            Bode Platform Inc.

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