

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

MLS® #A2260337

**\$269,000**

1 Bedroom, 1.00 Bathroom, 533 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

The Braeburn is a 1-bedroom, 1-bathroom townhome with 536 sq. ft. of living space in Livingston. This home includes energy-efficient features such as triple-pane windows, advanced insulation, and a solar panel rough-in. The kitchen is equipped with a full appliance package and an eating counter that connects to the main living area. Outdoor features include a private patio space. Constructed with durable Hardie Board siding. Located near the Livingston Hub with access to parks, rink, and courts, with convenient connections to Stoney Trail, YYC Airport, and CrossIron Mills.

Please Note: Photos are from a completed showhome of the same model. Images are for illustrative purposes only.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260337    |
| 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      | Snow Removal |
| Parking Spaces | 1            |
| Parking        | Stall        |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Stone Counters |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer                  |
| Heating           | Baseboard, Electric                                                                          |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | See Remarks                                                                                  |

### 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    | September 26th, 2025 |
| Days on Market | 15                   |
| Zoning         | TBD                  |
| HOA Fees       | 450                  |

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Bode Platform Inc.

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