

# \$639,000 - 128 Livingston Parade Ne, Calgary

MLS® #A2262949

**\$639,000**

5 Bedroom, 3.00 Bathroom, 1,517 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

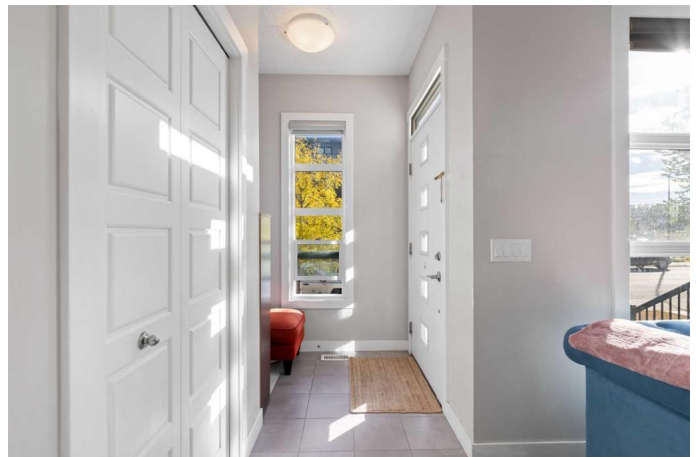
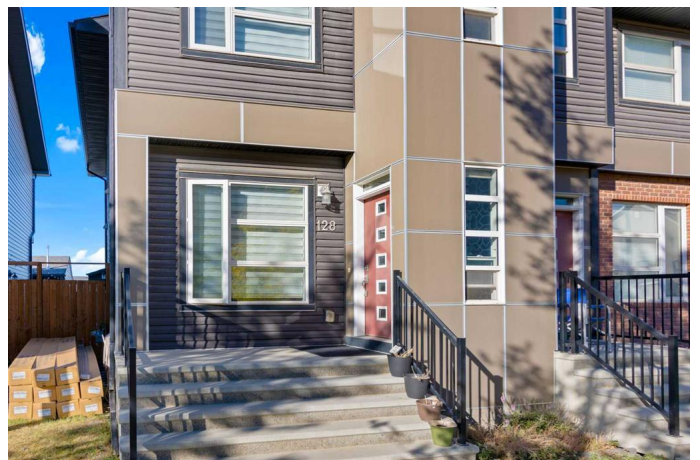
Now offering even more value with a newly built legal basement suite and a detached double garage, this home is perfect for investors or families seeking versatility and comfort.

Boasting nearly 2,500 sq. ft. of total developed living space, this property includes 3 bedrooms and 2.5 bathrooms upstairs, plus a fully self-contained 2-bedrooms legal basement suite—ideal for rental income or multi-generational living.

The main floor features a bright, open-concept layout with 9 ft ceilings, a spacious living room filled with natural light, and a flex area perfect for a home office or play space. The modern L-shaped kitchen is equipped with stainless steel appliances, extended-height cabinetry, and a large island—perfect for entertaining friends and family.

Step outside the sliding doors to a large deck, a fully fenced backyard, and your brand new detached double garage for added convenience and value.

Located in one of Calgary's most sought-after communities, Livingston—known as "Calgary's New North"—you'll enjoy access to a world-class Homeowners Association featuring a splash park, skating rink, basketball and tennis courts, an indoor gym, and more.



Whether you're looking for a beautiful family home or a smart investment opportunity, this property truly has it all!

Built in 2017

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262949               |
| Price          | \$639,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,517                  |
| Acres          | 0.06                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 128 Livingston Parade Ne |
| Subdivision | Livingston               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P0V6                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters     |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, |

|                 |                                       |
|-----------------|---------------------------------------|
|                 | Range                                 |
| Heating         | Forced Air                            |
| Cooling         | None                                  |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas                                   |
| Has Basement    | Yes                                   |
| Basement        | Finished, Full, Exterior Entry, Suite |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Entrance, Private Yard                |
| Lot Description   | Close to Clubhouse, Garden, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 1                 |
| Zoning         | R-2               |
| HOA Fees       | 473               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.