

# \$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	4
Zoning	TBD
HOA Fees	450

HOA Fees Freq.     ANN

**Listing Details**

Listing Office             Bode Platform Inc.

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