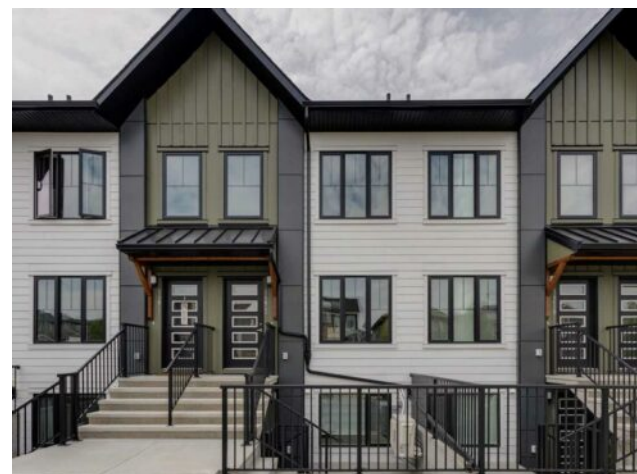


114, 40 Livingston Parade NE

Calgary, Alberta

MLS # A2246340



\$379,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		
Inclusions:	None		

Welcome to the Ambrosia at ZEN Livingston – a stylish, energy-efficient townhome built by a NET ZERO builder! Offering 1,095 sq ft of thoughtfully designed living space, this 2 BED, 2.5 bath home features TRIPLE-PANE windows, advanced insulation, and a rough-in for solar panels – all contributing to lower utility bills and year-round comfort. The OPEN CONCEPT main floor showcases Cicero Luxury VINYL PLANK flooring, pot lights with knock-down ceilings, and a BRIGHT LIVING AND DINING area that flows into your BACKYARD that is FULLY FENCED, perfect for those with kids, pets or wanting to enjoy some privacy — complete with BBQ GAS LINE, landscaping, and irrigation. The modern kitchen includes white ice QUARTZ COUNTERTOPS and a 6-piece Whirlpool appliance package. Upstairs, you'll find two spacious bedrooms including a primary suite with an ensuite bathroom, upstairs laundry and an additional 4-pc bath. Enjoy HARDIE BOARD siding (hail/fire-resistant), and be part of a vibrant community just steps from the Livingston Hub with splash park, rink, courts & more! Quick access to Stoney Trail (3 min), YYC Airport (13 min), and CrossIron Mills (11 min). AIRBNB friendly! Photos are representative. Visit the showhome at 56 Livingston Parade NE.