

**205, 40 Livingston Parade NE
Calgary, Alberta**

MLS # A2272101

\$235,900



Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	545 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 124
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Quartz Counters, Recessed Lighting, Separate Entrance		

Inclusions: N/A

Welcome to the Braeburn at ZEN Livingston – a stylish, energy-efficient townhome! Offering 518 sq ft of thoughtfully designed space, this 1 BED, 1 BATH home features triple-pane windows, advanced insulation, and modern construction that keeps utility bills low and comfort high. The open-concept main floor boasts LUXURY VINYL PLANK flooring and a bright living area. The sleek kitchen is complete with quartz countertops and a 6-piece Whirlpool appliance package. Built with HARDIE BOARD siding (hail/fire-resistant) for long-lasting durability, this home is ideal for first-time buyers. Be part of a vibrant community just steps from the Livingston Hub with splash park, rink, courts & more! Plus, enjoy quick access to Stoney Trail (3 min), YYC Airport (13 min), and CrossIron Mills (11 min).