

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

**MLS # A2272101**



**\$235,900**

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

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

Welcome to the Braeburn at ZEN Livingston &ndash; 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).