

# \$449,999 - 84 Livingston Parade Ne, Calgary

MLS® #A2218362

**\$449,999**

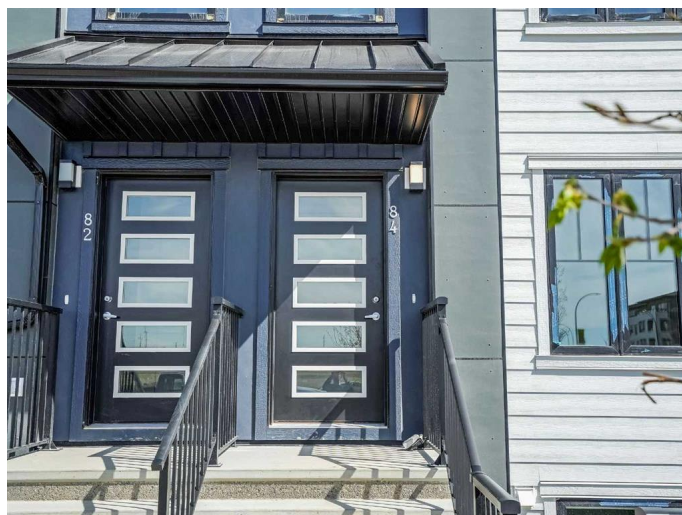
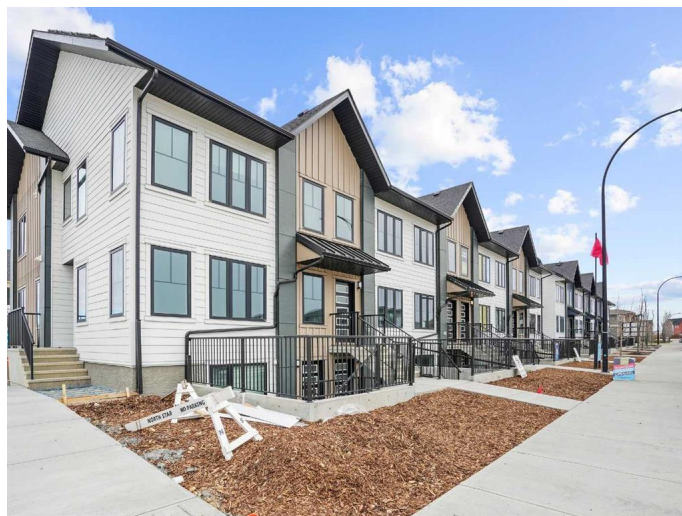
2 Bedroom, 3.00 Bathroom, 1,172 sqft

Residential on 4.45 Acres

Livingston, Calgary, Alberta

Welcome to this stunning, highly upgraded Net Zero 2-storey, 2-bedroom, 2.5-bathroom townhome located in the vibrant and family-friendly community of Livingston.

Thoughtfully designed for modern living, this brand-new EnerGuide-certified home offers exceptional energy efficiency, luxury finishes, and intelligent layout. Step inside and discover: Two spacious master bedrooms, each with its own private ensuite, and Upper-level laundry for added convenience. Open-concept main floor with a large kitchen island—perfect for cooking and entertaining. Durable luxury vinyl plank flooring throughout the main floor and a visitor bathroom. This home features significant energy efficiency enhancements, including solar panels (Net Zero upgrade) and, Zuba Central heating & cooling system designed to reduce utility costs and increase comfort year-round. Ideal for professionals, couples, or small families looking to enjoy the benefits of green living in one of Calgary's™ most exciting new communities just minutes from Calgary International Airport, CrossIron Mills, major roads, shopping centers and restaurants. Experience the future of homeownership—schedule your viewing today!



Built in 2025

## Essential Information

MLS® #	A2218362
Price	\$449,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,172
Acres	4.45
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	84 Livingston Parade Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B 3P6

### Amenities

Amenities	Snow Removal, Trash
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Central
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Yard, See Remarks
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	8
Zoning	DC
HOA Fees	445
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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