

\$462,134 - 215, 40 Livingston Parade Ne, Calgary

MLS® #A2255341

\$462,134

3 Bedroom, 3.00 Bathroom, 1,588 sqft
Residential on 0.00 Acres

Livingston, Calgary, Alberta

Welcome to the Empire II by Avalon Master Builder – a 1,430 sq ft., 3-bedroom, 2.5-bath townhome that blends modern style with exceptional energy efficiency. The open-concept main floor features a spacious kitchen island, sleek White Ice quartz countertops, and a 6-piece Whirlpool appliance package, with durable luxury vinyl plank flooring throughout. Upstairs, you’ll find three generous bedrooms, including a primary bedroom with a walk-in closet and ensuite, plus convenient upper-floor laundry. A smart under-stair storage cubby adds extra functionality. Enjoy your south-facing, fully fenced backyard – perfect for kids, pets, or entertaining – complete with BBQ gas line, landscaping, and irrigation. Built to exceed 2030 building code standards, this EnerGuide-certified home includes superior insulation, triple-pane windows, and advanced construction techniques to keep utility costs low and comfort high. Every detail is designed for today’s lifestyle and tomorrow’s sustainability. Photos are representative.



Built in 2026

Essential Information

MLS® #	A2255341
Price	\$462,134
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,588
Acres	0.00
Year Built	2026
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	215, 40 Livingston Parade Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B3P6

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s), Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	13
Zoning	TBD
HOA Fees	450
HOA Fees Freq.	ANN

Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.