

# \$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 | 10                  |
| Zoning         | TBD                 |
| HOA Fees       | 450                 |
| HOA Fees Freq. | ANN                 |

**Listing Details**

Listing Office            Bode Platform Inc.

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