

\$429,000 - 84 Livingston Parade Ne, Calgary

MLS® #A2218362

\$429,000

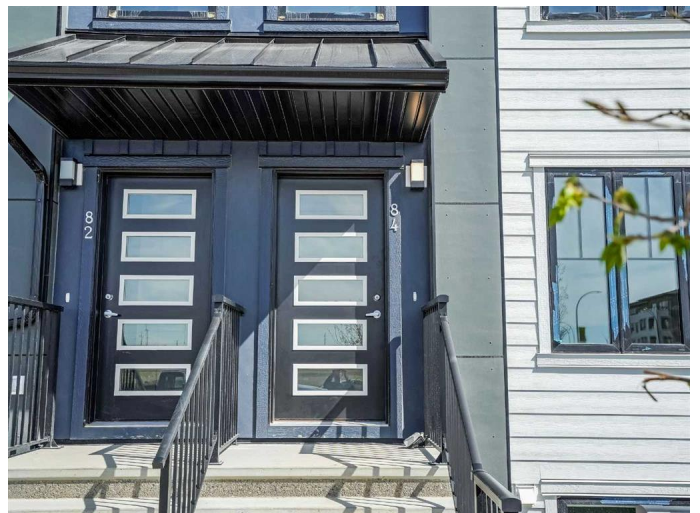
2 Bedroom, 3.00 Bathroom, 1,172 sqft
Residential on 4.45 Acres

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 | \$429,000 |
| 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 | Trash, Snow Removal |
| 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 | 28 |
| Zoning | DC |
| HOA Fees | 445 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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