

212, 40 Livingston Parade NE
Calgary, Alberta

MLS # A2209640



\$269,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	533 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 124
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting		
Inclusions:	N/A		

The Braeburn floorplan is a beautifully compact 1-bedroom, 1-bathroom townhome built for comfort and efficiency. This home will be built to the 2030 and beyond building code, including superior insulation, triple-pane windows, and advanced construction techniques to reduce energy costs and boost comfort. Inside, enjoy a modern kitchen with full appliances and an eating counter that flows into a stylish living area – perfect for relaxing or entertaining. A separate bedroom offers a quiet retreat, while the adjacent bathroom includes quality fixtures and finishes. Step outside to your private outdoor space, ideal for morning coffee or evening downtime. Thoughtfully designed and affordably priced, ZEN Livingston one-bedrooms cost less than similarly sized condo apartments – and come with lower condo fees. Smart, efficient, and perfect for first-time buyers. Photos are representative.