

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

MLS® #A2218362

**\$449,999**

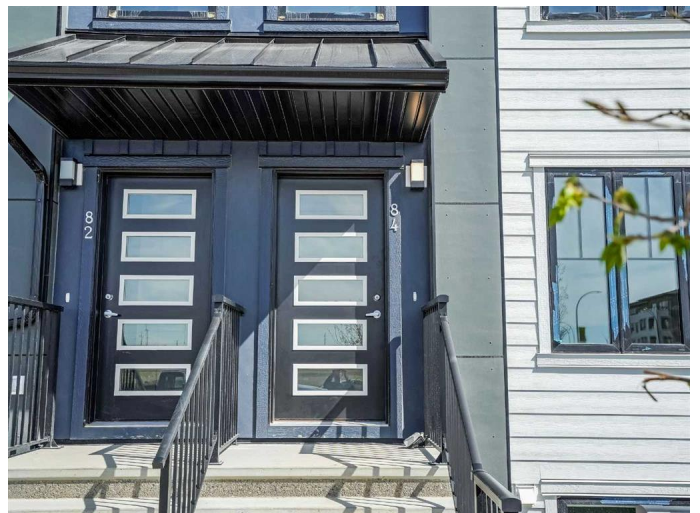
2 Bedroom, 3.00 Bathroom, 1,172 sqft

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. Major upgrades includes Zuba Central heating & cooling system upgrade valued at \$12,088.89 and 29 solar panels (Net Zero upgrade) worth \$35,573, helping reduce energy costs significantly. Built to exceed 2030+ building code standards, this home offers superior insulation, triple-pane windows, and advanced construction techniques that ensure year-round comfort and lower utility bills. This home has been curated to blend style, functionality, and sustainability. 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	7
Zoning	DC
HOA Fees	445
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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