# 113 40 Livingston Parade NE

Calgary | Active | MLS® A2357359

**$226,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **1** | **2025** | **608 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by eXp Realty

# A closer look

HOME FOR THE HOLIDAYS. FIRST YEAR’S MORTGAGE PAYMENTS ON THE BUILDER. The builder covers your actual mortgage payments for 12 months. You only pay condo fees, property taxes, utilities, and insurance. This brand-new Livingston home is ready for immediate possession. Eligible first-time buyers may also qualify for a full GST rebate. Inside, you’ll find a bright, south-facing layout with a private entrance, large windows, one bedroom, and one bathroom. Quartz counters, white shaker cabinets, all appliances, full-size laundry, and assigned parking are included. Triple-pane windows and upgraded insulation support year-round comfort and energy efficiency, while durable Hardie fibre-cement siding offers climate resistance to hail and fire. Alberta New Home Warranty coverage adds reassurance. Walk to the Livingston Hub in seven minutes, with convenient access to Stoney Trail and YYC Airport. All 608 sq. ft. is below grade. Interior photos show an identical neighbouring unit with a different colour scheme; some are virtually staged. Listing price includes GST.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2357359 |
| **Bedrooms** | 1 |
| **Bathrooms** | 1 |
| **Year Built** | 2025 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Row/Townhouse |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Townhouse-Stacked |
| **Total Living Area:** | 608 sq. ft. |
| **Condo Fee:** | $123.95 |

| | |
|---|---|
| **Condo Fee Includes:** | Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal |
| **HOA Fee Frequency:** | Annually |
| **Front Exposure:** | South |
| **Unit Exposure:** | South |
| **Floor Location:** | Below Grade |
| **Entry Level:** | 1 |
| **Levels:** | One |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 3 |
| **Year built:** | 2025 (Age: 1) |
| **Bedrooms:** | 1 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 2510861 |
| **Heating:** | Baseboard, Electric |
| **Basement:** | None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | Yes |
| **Construction Material:** | Cement Fiber Board, Wood Frame |
| **Structure Type:** | Five Plus |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |

| | |
|---|---|
| **Flooring:** | Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Assigned, Off Street, Stall |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **HOA Fee:** | $455.00 |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northeast |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | Livingston |
| **Amenities:** | None |
| **Appliances:** | Dishwasher, Dryer, Electric Range, Electric Water Heater, Microwave Hood Fan, Refrigerator, Washer |
| **Inclusions:** | N/A |
| **Restrictions:** | Pet Restrictions or Board approval Required, Pets Allowed |
| **Pets Allowed:** | Restrictions, Cats OK, Dogs OK |
| **Main Floor** | Living Room · 11' × 10'3" · |
| **Main Floor** | Kitchen · 14'2" × 11'1" · |
| **Main Floor** | Bedroom - Primary · 11'7" × 9'10" · |
| **Main Floor** | Furnace/Utility Room · 7'1" × 2'3" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths |

| | |
|---|---|
| **Interior Features:** | Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows |
| **Exterior Features:** | Private Entrance |
| **Patio And Porch Features:** | None |
| **Lot Features:** | Low Maintenance Landscape |
| **Num. of Parcels:** | 0 |
| **Fencing:** | None |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | DC |
| **Listed Date:** | Nov 06, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/113-40-livingston-parade-ne-calgary-a2357359/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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