205 40 Livingston Parade NE

Calgary | Active | MLS® A2358869

$220,332









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2026**	**544.87 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Bode Platform Inc.

A closer look

Welcome to the Braeburn at ZEN Livingston - a stylish, energy-efficient townhome built by a NET ZERO builder! Offering 544 sq. ft. of thoughtfully designed living space, this 1 BED, 1 BATH home features triple-pane windows, advanced insulation, and modern construction designed to keep utility bills low and comfort high. The open-concept main floor boasts SESAME LUXURY VINYL PLANK flooring and a bright, inviting living area. The sleek kitchen is complete with SNOW WHITE QUARTZ countertops, BRITANIA MAPLE SHAKER cabinetry, and a 6-piece Whirlpool appliance package. Built with HARDIE BOARD siding for long-lasting durability and enhanced hail and fire resistance. Photos are representative.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358869
Bedrooms	1
Bathrooms	1
Year Built	2026
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
Total Living Area:	544.87 sq. ft.
Main Level Finished Area:	544.87 sq. ft.
Condo Fee:	$124.00
Condo Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal

HOA Fee Frequency:	Annually
Front Exposure:	North
Entry Level:	1
Levels:	One
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2026 (Age: 0)
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:	TBD
Heating:	Baseboard, Electric
Basement:	None
Foundation:	Poured Concrete
Builder:	Avalon Master Builder
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:	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, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 14'8" × 10'2" ·
Main Floor	Bedroom · 14' × 9'10" ·
Main Floor	Kitchen · 11'6" × 9' ·
Title to Land:	Fee Simple
Community Features:	Airport/Runway, Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Quartz Counters, Recessed Lighting, Separate Entrance
Exterior Features:	Private Entrance
Patio And Porch Features:	None
Lot Features:	Close to Clubhouse, Low Maintenance Landscape, Street Lighting
Num. of Parcels:	0

Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	TBD
Listed Date:	Nov 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/205-40-livingston-parade-ne-calgary-a2358869/

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

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

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.