84 Livingston Parade NE

Calgary | Active | MLS® A2355871

$374,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2024**	**1,221.58 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Pulse Real Estate

A closer look

Discover a thoughtfully designed, energy efficient living space within Calgary’s vibrant Livingston community! This two-storey townhouse offers a refined blend of comfort and practicality. An open floorplan creates a welcoming atmosphere, enhanced by durable flooring throughout-a combination of carpet, ceramic tile, and vinyl plank-while closet organizers contribute to efficient storage solutions. Stainless steel appliances and quartz countertops grace the kitchen, complemented by a convenient pantry and kitchen island, making meal preparation effortless. Central air conditioning ensures year-round comfort, and an energy efficient design with solar panels minimizes utility costs. Laundry day becomes simpler thanks to the conveniently located, integrated laundry room on the second floor just outside the primary bedroom. Both bedrooms provide restful retreats, with the primary boasting an ensuite bath featuring quartz counters and a three-piece configuration, while the other includes access to a shared four-piece bathroom with quality finishes. An additional half bath is situated downstairs, adding convenience for guests. Outside, you have a fully fenced, private backyard for your exclusive use. There is one assigned parking stall in the parking lot, as well as an abundance of free street parking directly in front of the house. From this location you are merely minutes from the newly complete Livingston Hub community centre and with quick access to Stoney Trail for ease of commute. Call today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355871
Bedrooms	2
Bathrooms	3
Year Built	2024
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:	2 Storey

Total Living Area:	1,221.58 sq. ft.
Main Level Finished Area:	610.79 sq. ft.
Upper Level Finished Area:	610.79 sq. ft.
Condo Fee:	$247.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2024 (Age: 2)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2510844
Heating:	Electric, Forced Air
Basement:	None
Foundation:	Poured Concrete
Builder:	Avalon Master Builder
New Constr.:	No

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Assigned, Parking Lot, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$477.75
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Livingston
Amenities:	Parking, Trash, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	Solar Panels
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Kitchen · 14'4" × 10'11" ·
Main Floor	Dining Room · 10'6" × 7'11" ·
Main Floor	Living Room · 16'6" × 10'6" ·

Main Floor	Furnace/Utility Room · 9'11" × 2'9" ·
2nd Floor	Laundry · 3'4" × 3'2" ·
2nd Floor	Bedroom - Primary · 11'9" × 11'6" ·
2nd Floor	Bedroom · 11'9" × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Exterior Features:	BBQ gas line, Lighting, Private Yard
Patio And Porch Features:	None
Lot Features:	Fruit Trees/Shrub(s), Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	DC
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/84-livingston-parade-ne-calgary-a2355871/

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