

106, 40 Livingston Parade NE
Calgary, Alberta

MLS # A2203063



\$409,900

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,210 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: \$ 248

LLD: -

Zoning: TBD

Utilities: -

Inclusions: N/A

Welcome to the Ambrosia by Avalon Master Builder, a stunning 2-bedroom, 2.5-bathroom two-story townhome designed for modern living. This EnerGuide-certified home features open-concept living with a spacious kitchen island, perfect for entertaining, and luxurious vinyl plank (LVP) flooring throughout the main level and bathrooms. Each bedroom boasts its own private ensuite for added comfort and convenience, while upper-floor laundry provides maximum functionality. Built to 2030 and beyond building code standards, it features superior insulation, triple-pane windows, and advanced construction techniques that keep energy costs low and comfort high. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency and style. Photos are representative.