

212, 40 Livingston Parade NE
Calgary, Alberta

MLS # A2260337



\$269,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	533 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		
Heating:	Baseboard, Electric		Water: -
Floors:	Carpet, Vinyl Plank		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: \$ 124
Basement:	See Remarks		LLD: -
Exterior:	Cement Fiber Board, Wood Frame		Zoning: TBD
Foundation:	Poured Concrete		Utilities: -
Features:	Breakfast Bar, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Stone Counters		
Inclusions:	N/A		

The Braeburn is a 1-bedroom, 1-bathroom townhome with 536 sq. ft. of living space in Livingston. This home includes energy-efficient features such as triple-pane windows, advanced insulation, and a solar panel rough-in. The kitchen is equipped with a full appliance package and an eating counter that connects to the main living area. Outdoor features include a private patio space. Constructed with durable Hardie Board siding. Located near the Livingston Hub with access to parks, rink, and courts, with convenient connections to Stoney Trail, YYC Airport, and CrossIron Mills. Please Note: Photos are from a completed showhome of the same model. Images are for illustrative purposes only.