



THE
A-TEAM

**RE/MAX
FIRST**

40 LIVINGSTON Parade #109, Calgary T4B3P6

MLS® #: **A2180469** Area: **Livingston** Listing Date: **11/28/24** List Price: **\$286,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2025**

Finished Floor Area
 Abv Sqft: **529**
 Low Sqft:
 Ttl Sqft: **529**

DOM

32
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Townhouse**

Lot Information
 Lot Sz Ar:
 Lot Shape:

Parking
 Ttl Park: **1**
 Garage Sz: **0**

Access:
 Lot Feat: **Low Maintenance Landscape, Level**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	11`6" x 9`10"
Living Room	Main	10`2" x 12`10"	Kitchen	Main	11`6" x 9`0"

Legal/Tax/Financial

Condo Fee: **\$124** Title: **Fee Simple** Zoning: **TBD**
 Fee Freq: **Monthly**

Legal Desc: **TBD**

Remarks

Pub Rmks: **The Braeburn floorplan is a beautifully compact one-bedroom, one-bathroom townhome designed for comfort and efficiency. Built to Net Zero Ready standards, it features superior insulation, triple-pane windows, and advanced construction techniques that keep energy costs low and comfort high. Inside, you'll find a fully equipped kitchen with modern appliances and a convenient eating counter connected to a stylish living area perfect for relaxation or entertaining. The separate bedroom offers a peaceful retreat, and the adjacent bathroom boasts quality fixtures and finishes. This home also includes an outdoor living space, extending your living area and providing the perfect morning coffee or evening relaxation spot. Ideal for first-time homebuyers or investors, the Braeburn offers a smart, efficient introduction to homeownership. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency and style. Photos representative.**

Inclusions: **N/A**
Property Listed By: **Bode**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





