



THE
A-TEAM

**RE/MAX
FIRST**

40 LIVINGSTON Parade #106, Calgary T4B3P6

MLS® #: **A2180723**

Area: **Livingston**

Listing Date: **11/29/24**

List Price: **\$430,000**

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: **1,210**

Low Sqft:

Ttl Sqft: **1,210**

DOM

22

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **1**

Garage Sz:

Lot Information

Lot Sz Ar:

Lot Shape:

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: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11` 3" x 13` 3"	2pc Bathroom	Main	0` 0" x 0` 0"
Bedroom - Primary	Second	14` 0" x 11` 5"	3pc Ensuite bath	Second	0` 0" x 0` 0"
Bedroom	Second	14` 0" x 9` 10"	4pc Ensuite bath	Second	0` 0" x 0` 0"

Legal/Tax/Financial

Condo Fee: **\$248**

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **TBD**

Legal Desc: **TBD**

Remarks

Pub Rmks: **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 Net Zero Ready 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.**

Inclusions: **NA**

Property Listed By: **Bode Platform Inc.**

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





