

40 LIVINGSTON Parade #106, Calgary T4B3P6

A2203063 03/17/25 List Price: \$399,000 MLS®#: Area: Livingston Listing

Status: Active County: Calgary Change: -\$11k, 26-Mar Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area 2025 Year Built: Abv Saft:

Low Sqft: Lot Information

Ttl Sqft: Lot Sz Ar: 1,210

DOM 27

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz:

1,210

2 (2)

1

2.5 (2 1)

2 Storey

Access:

Lot Feat: Level,Low Maintenance Landscape

Park Feat: Stall

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Vinyl Siding, Wood Frame Heating: Forced Air, Natural Gas Sewer: Flooring:

None

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

Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry Int Feat:

Utilities:

Kitchen Appl:

Room Information

<u>Room</u> <u>Level</u> **Dimensions** Room <u>Level</u> **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: Title: Zoning: \$248 Fee Simple **TBD**

Fee Freq: Monthly

TBD Legal Desc:

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 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.

Inclusions: N/A

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

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





