

# \$274,900 - 52 Livingston Parade Ne, Calgary

MLS® #A2223881

## \$274,900

1 Bedroom, 1.00 Bathroom, 542 sqft  
Residential on 0.00 Acres

Livingston, Calgary, Alberta

Be the first to live in this brand new stacked townhome in Livingston. This home's open floorplan and large windows allow for an abundance of natural light. The kitchen showcases stainless steel appliances and quartz countertops. It boasts a four piece bathroom and a good sized primary bedroom with a whole wall of closet space. This home was built to the 2030 and beyond building code, including superior insulation, triple-pane windows, and advanced construction techniques to reduce energy costs and boost comfort. There is one assigned parking stall and your own private patio. Call today!



Built in 2025

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2223881          |
| Price          | \$274,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 542               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 52 Livingston Parade Ne |
| Subdivision | Livingston              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3P 2K4                 |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Parking                     |
| Parking Spaces | 1                           |
| Parking        | Assigned, Off Street, Stall |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard, Electric                                                         |
| Cooling           | None                                                                        |
| Basement          | None                                                                        |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Lighting, Private Entrance     |
| Lot Description   | Street Lighting                |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 25             |
| Zoning         | DC             |
| HOA Fees       | 467            |
| HOA Fees Freq. | ANN            |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | Pulse Real Estate |
|----------------|-------------------|

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