

84 Livingston Parade NE
Calgary, Alberta

MLS # A2218362



\$429,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,172 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	4.45 Acres		
Lot Feat:	Back Yard, See Remarks		

Heating:	Central	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 248
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions: Air Conditioning

Welcome to this stunning, highly upgraded Net Zero 2-storey, 2-bedroom, 2.5-bathroom townhome located in the vibrant and family-friendly community of Livingston. Thoughtfully designed for modern living, this brand-new EnerGuide-certified home offers exceptional energy efficiency, luxury finishes, and intelligent layout. Step inside and discover: Two spacious master bedrooms, each with its own private ensuite, and Upper-level laundry for added convenience. Open-concept main floor with a large kitchen island—perfect for cooking and entertaining. Durable luxury vinyl plank flooring throughout the main floor and a visitor bathroom. This home features significant energy efficiency enhancements, including solar panels (Net Zero upgrade) and, Zuba Central heating & cooling system designed to reduce utility costs and increase comfort year-round. Ideal for professionals, couples, or small families looking to enjoy the benefits of green living in one of Calgary's most exciting new communities just minutes from Calgary International Airport, CrossIron Mills, major roads, shopping centers and restaurants. Experience the future of homeownership—schedule your viewing today!