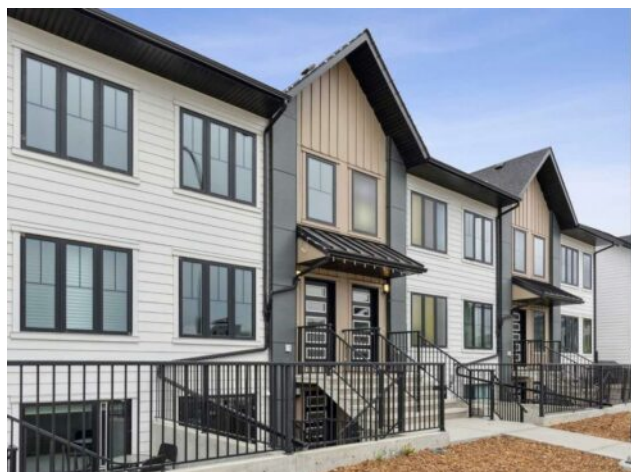


52 Livingston Parade NE
Calgary, Alberta

MLS # A2223881



\$274,900

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	542 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Street Lighting		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 124
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

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!