



## 40 Livingston Parade Calgary Alberta

\$430,000

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. (id:6769)

Primary Bedroom 14.00 Ft x 11.42 Ft

3pc Bathroom .00 Ft x .00 Ft

Bedroom 14.00 Ft x 9.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Kitchen 11.25 Ft x 13.25 Ft

2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
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<http://www.bodecanada.com/>



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