



## 40 Livingston Parade Calgary Alberta

\$269,000

The Braeburn floorplan is a beautifully compact 1-bedroom, 1-bathroom townhome built for comfort and efficiency. This home will be 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. Inside, enjoy a modern kitchen with full appliances and an eating counter that flows into a stylish living area -- perfect for relaxing or entertaining. A separate bedroom offers a quiet retreat, while the adjacent bathroom includes quality fixtures and finishes. Step outside to your private outdoor space, ideal for morning coffee or evening downtime. Thoughtfully designed and affordably priced, ZEN Livingston one-bedrooms cost less than similarly sized condo apartments -- and come with lower condo fees. Smart, efficient, and perfect for first-time buyers. Photos are representative. (id:6769)

Primary Bedroom 14.00 Ft x 9.83 Ft

Living room 14.67 Ft x 10.17 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)