



40 Livingston Parade Calgary Alberta

\$462,134

Welcome to the Empire II by Avalon Master Builder -- a 1,430 sq ft., 3-bedroom, 2.5-bath townhome that blends modern style with exceptional energy efficiency. The open-concept main floor features a spacious kitchen island, sleek White Ice quartz countertops, and a 6-piece Whirlpool appliance package, with durable luxury vinyl plank flooring throughout. Upstairs, you'll find three generous bedrooms, including a primary bedroom with a walk-in closet and ensuite, plus convenient upper-floor laundry. A smart under-stair storage cubby adds extra functionality. Enjoy your south-facing, fully fenced backyard--perfect for kids, pets, or entertaining--complete with BBQ gas line, landscaping, and irrigation. Built to exceed 2030 building code standards, this EnerGuide-certified home includes superior insulation, triple-pane windows, and advanced construction techniques to keep utility costs low and comfort high. Every detail is designed for today's lifestyle and tomorrow's sustainability. Photos are representative. (id:6769)

Dining room 10.83 Ft x 15.42 Ft

2pc Bathroom .00 Ft x .00 Ft

Living room 18.50 Ft x 14.50 Ft

Primary Bedroom 13.33 Ft x 12.75 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 12.17 Ft x 9.33 Ft

Bedroom 12.67 Ft x 9.33 Ft

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