



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

128 Livingston Parade NE
Calgary, Alberta

MLS # A2262949



\$639,000

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,517 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Close to Clubhouse, Garden, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: Full appliance for basement

Now offering even more value with a newly built legal basement suite and a detached double garage, this home is perfect for investors or families seeking versatility and comfort. Boasting nearly 2,500 sq. ft. of total developed living space, this property includes 3 bedrooms and 2.5 bathrooms upstairs, plus a fully self-contained 2-bedrooms legal basement suite—ideal for rental income or multi-generational living. The main floor features a bright, open-concept layout with 9 ft ceilings, a spacious living room filled with natural light, and a flex area perfect for a home office or play space. The modern L-shaped kitchen is equipped with stainless steel appliances, extended-height cabinetry, and a large island—perfect for entertaining friends and family. Step outside the sliding doors to a large deck, a fully fenced backyard, and your brand new detached double garage for added convenience and value. Located in one of Calgary’s most sought-after communities, Livingston—known as “Calgary’s New North”—you’ll enjoy access to a world-class Homeowners Association featuring a splash park, skating rink, basketball and tennis courts, an indoor gym, and more. Whether you’re looking for a beautiful family home or a smart investment opportunity, this property truly has it all!