



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

202, 40 Livingston Parade NE
Calgary, Alberta

MLS # A2313427



\$429,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,591 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 309
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: n/a

Empire II at ZEN Livingston — 3 Bed, 2.5 Bath, NET ZERO townhome with exceptional energy efficiency. Empire II at ZEN Livingston — This stylish 3-bed, 2.5-bath home offers 1,430 sq ft of energy-efficient living with triple-pane windows, enhanced insulation, and a solar rough-in for year-round comfort and lower utility costs. The main floor features luxury vinyl plank flooring, knockdown ceilings with pot lights, and a bright open-concept living and dining area that flows into a fully fenced backyard—complete with landscaping, irrigation, and a BBQ gas line—perfect for families, pets, and added privacy. The modern kitchen showcases elegant WHITE ICE QUARTZ countertops, a sleek tile backsplash, and a 6-piece Whirlpool appliance package. Upstairs includes three spacious bedrooms, a primary bedroom with ensuite, and convenient upper-floor laundry. Upgrades include black hardware, Cloud White shaker-style cabinets, and durable Hardie Board siding, offering enhanced resistance to hail and fire. Heat pump included for added efficiency and comfort. QUICK POSSESSION AVAILABLE! Located just steps from the Livingston Hub—featuring a splash park, skating rink, sports courts, and more—this home offers an ideal blend of comfort and community living. Quick possession available.