

# \$639,000 - 128 Livingston Parade Ne, Calgary

MLS® #A2262949

**\$639,000**

5 Bedroom, 3.00 Bathroom, 1,517 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

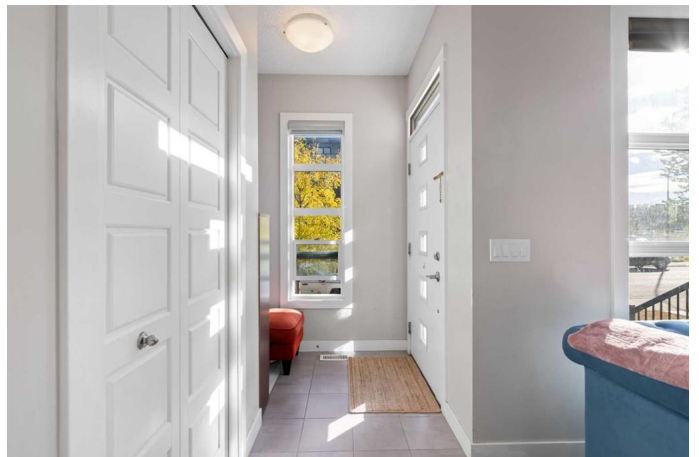
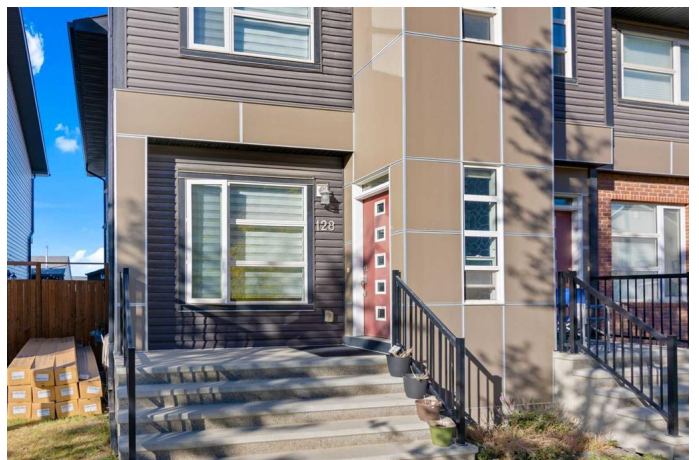
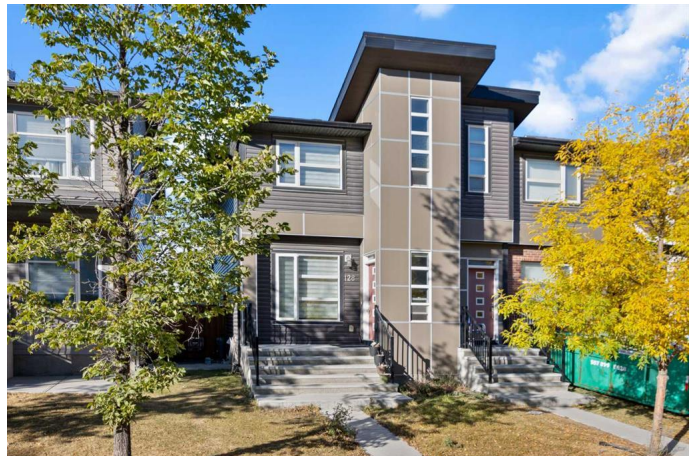
Now offering even more value with a newly built legal basement suite and a detached double garage, this home is perfect for investors or families seeking versatility and comfort.

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!

Built in 2017

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262949               |
| Price          | \$639,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,517                  |
| Acres          | 0.06                   |
| Year Built     | 2017                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 128 Livingston Parade Ne |
| Subdivision | Livingston               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3P0V6                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Clubhouse              |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters     |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, |

|                 |                                       |
|-----------------|---------------------------------------|
|                 | Range                                 |
| Heating         | Forced Air                            |
| Cooling         | None                                  |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Gas                                   |
| Has Basement    | Yes                                   |
| Basement        | Finished, Full, Exterior Entry, Suite |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                |
| Lot Description   | Close to Clubhouse, Garden, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 13                |
| Zoning         | R-2               |
| HOA Fees       | 473               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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