



215, 40 Livingston Parade NE, Calgary, Alberta - \$462,134



Main Photo

Property Description

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.

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