

\$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

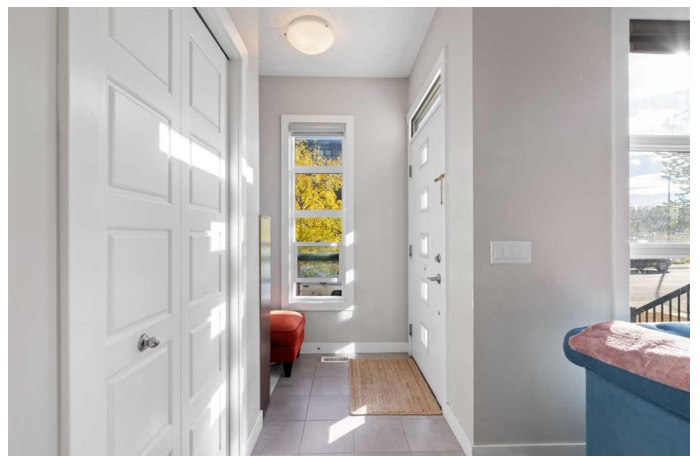
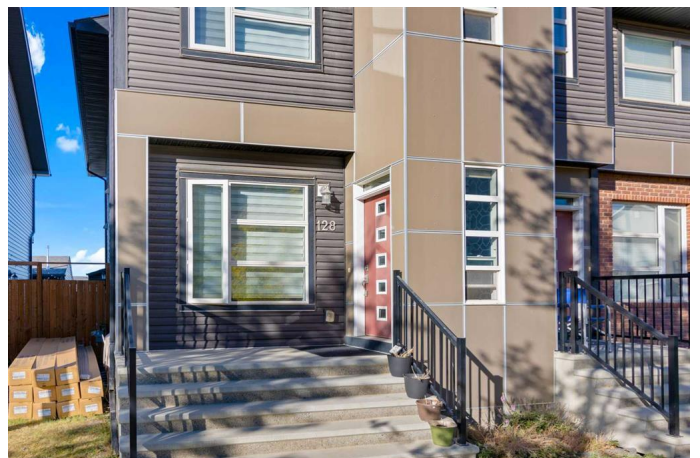
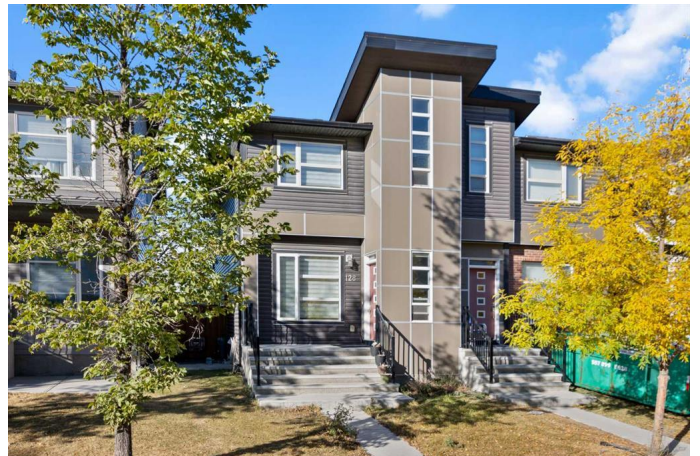
Now offering even more value with a newly built legal basement suite and a detached double garage, this home is perfect for investors or families seeking versatility and comfort.

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	29
Zoning	R-2
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo Realty
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