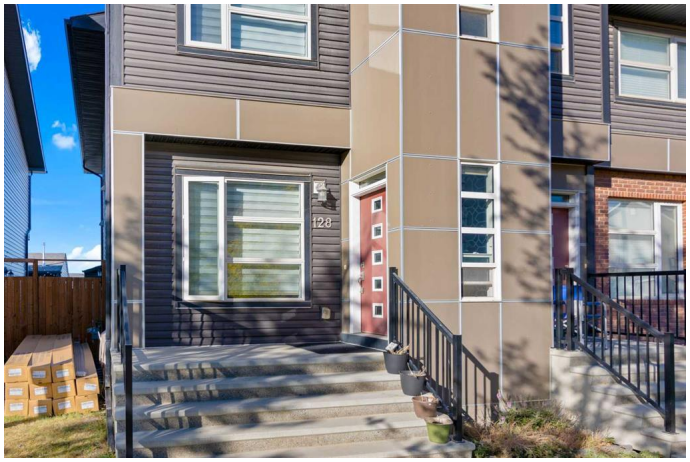
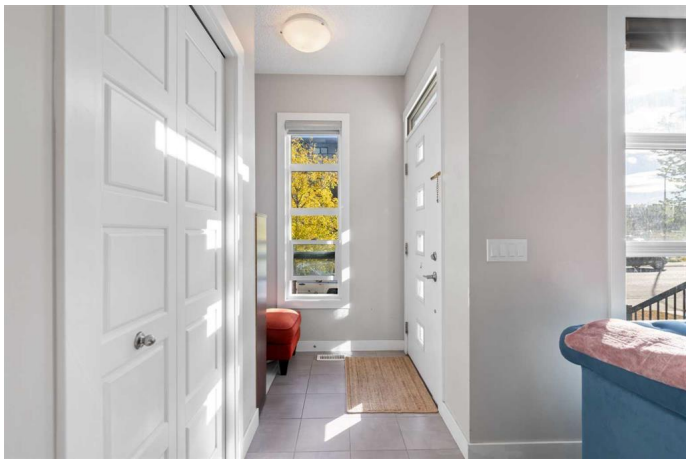
# $639,000 - 128 Livingston Parade Ne, Calgary

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 suiteâ€”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 islandâ€”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 Calgaryâ€™s most sought-after communities, Livingstonâ€”known as â€œCalgaryâ€™s New Northâ€•â€”youâ€™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 youâ€™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 | 12 |
| Zoning | R-2 |
| HOA Fees | 473 |
| HOA Fees Freq. | ANN |

## Listing Details

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

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