



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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215, 40 Livingston Parade NE  
Calgary, Alberta

MLS # A2255341



\$462,134

|             |                                                                                                                                        |            |        |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, 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, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s) |            |        |
| Inclusions: | N/A                                                                                                                                    |            |        |

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.