



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14645 1 Street, Calgary T4B 3P6**

MLS®#: **A2137188**

Area: **Livingston**

Listing Date: **05/31/24**

List Price: **\$468,916**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,210**  
Low Sqft:  
Ttl Sqft: **1,210**

DOM

**174**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Street Lighting**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Electric,Forced Air,Heat Pump**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Breakfast Bar,Kitchen Island,Recessed Lighting,Stone Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10` 4" x 12` 0"
2pc Bathroom	Main	0` 0" x 0` 0"
Bedroom - Primary	Upper	14` 0" x 11` 6"
Bedroom	Upper	14` 0" x 8` 6"

Room	Level	Dimensions
Dining Room	Main	10` 5" x 12` 8"
Kitchen	Main	11` 3" x 13` 3"
3pc Ensuite bath	Upper	0` 0" x 0` 0"
4pc Ensuite bath	Upper	0` 0" x 0` 0"

Legal/Tax/Financial

Condo Fee:  
**\$248**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **TBD**

Legal Desc:

TBD

Remarks

Pub Rmks:

**Fully Net Zero 2 bed/2.5 bath townhome with solar panels will reduce your monthly utilities, and provide an exceptional living experience. This energy-efficient townhome, boasting 2 bedrooms and 2.5 baths, offers a seamless open-concept layout that effortlessly connects the dining, living, and kitchen spaces. Featuring stunning cabinetry, an island with an eating bar, and a pantry for storage, the kitchen is both functional and stylish. Step outside to find a fenced backyard, perfect for relaxation or letting Fido out for a break. Constructed to our Net Zero specification package, this home undergoes third-party testing and labeling to prioritize sustainability while ensuring comfort. With double-coated, triple-pane windows, a Fresh Air System (HRV), and airtight walls, heat loss is minimized, and indoor air quality is enhanced. Plus, the air source heat pump provides both winter heating and summer cooling. Complementing these features is a backup electric furnace, offering added peace of mind. Built to exceed 2030 building codes, this home will be third-party tested and CHBA Net Zero Labelled.**

Inclusions:

N/A

Property Listed By:

Bode Platform Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











