



THE
A-TEAM

**RE/MAX
FIRST**

14778 1 Street, Calgary T4B 3P5

MLS®#: **A2153843**

Area: **Livingston**

Listing Date: **08/08/24**

List Price: **\$539,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,196**
Low Sqft:
Ttl Sqft: **1,196**

DOM

41
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:
Park Feat: **Other
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Aluminum Siding ,Brick,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**
Int Feat: **Built-in Features,Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living/Dining Room Combination	Main	28`0" x 10`5"	Kitchen	Main	10`8" x 9`9"
Pantry	Main	5`7" x 3`5"	2pc Bathroom	Main	5`1" x 4`6"
Furnace/Utility Room	Main	4`2" x 3`10"	Balcony	Main	10`6" x 7`0"
Bedroom - Primary	Upper	11`3" x 9`7"	4pc Ensuite bath	Upper	8`7" x 4`11"
Bedroom	Upper	8`11" x 8`4"	Bedroom	Upper	10`9" x 8`9"
Laundry	Upper	5`8" x 3`7"	4pc Bathroom	Upper	8`7" x 4`11"
Balcony	Upper	11`6" x 7`0"			

Legal/Tax/Financial

Condo Fee:
\$253

Title:
Fee Simple

Zoning:
TBD

Fee Freq:
Monthly

Legal Desc: **TBD**

Remarks

Pub Rmks: **Welcome to the Birch Model, a 1,341 sq. ft. residence epitomizing modern elegance. This contemporary home features 3 bedrooms and 2.5 baths, with an open-concept main floor that is bathed in natural light from expansive windows and boasts 9-foot ceilings. The gourmet kitchen shines with sleek quartz countertops and a convenient walkthrough pantry. The double attached garage offers seamless access to this stylish haven. The primary bedroom is a retreat in itself, complete with a private ensuite bathroom and a personal balcony—perfect for enjoying your morning coffee or unwinding after a long day. Discover the Birch Model, where meticulous design meets exceptional living.**

Inclusions: **None**
Property Listed By: **eXp Realty**

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