



THE
A-TEAM

**RE/MAX
FIRST**

14766 1 Street #0, Calgary T4B 3P5

MLS® #: **A2153891**

Area: **Livingston**

Listing Date: **08/06/24**

List Price: **\$329,900**

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: **459**
Low Sqft:
Ttl Sqft: **459**

DOM

43
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Stacked Townhouse**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Few Trees**
Park Feat: **Stall**

Utilities and Features

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

Construction: **Stucco, 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, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	12`6" x 8`6"
Bedroom - Primary	Main	9`9" x 8`4"
4pc Bathroom	Main	8`4" x 4`11"

Room	Level	Dimensions
Kitchen	Main	9`10" x 8`6"
Laundry	Main	9`7" x 3`6"
Other	Main	11`0" x 7`0"

Legal/Tax/Financial

Condo Fee:
\$135

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

Zoning: **TBD**

Legal Desc: **TBD**

Remarks

Pub Rmks: **Welcome to the Cedar townhouse by Rohit Homes, located in the vibrant community of Livingston. This beautifully designed unit features a private patio, perfect for outdoor relaxation. The open floor plan showcases a spacious living room with large windows that flood the space with natural light. The gourmet kitchen, equipped with sleek quartz countertops and a generous eating bar, is ideal for both cooking and entertaining. The primary bedroom also boasts a large window and ample space to accommodate a king-sized bed comfortably. Additional features include a full bathroom, convenient in-suite laundry, and an assigned parking stall for added convenience. Discover modern living with stylish comforts in this inviting townhouse.**

Inclusions: **None**

Property Listed By: **eXp Realty**

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