



THE
A-TEAM

**RE/MAX
FIRST**

14649 1 Street, Calgary T3P1N8

MLS®#: **A2157191**

Area: **Livingston**

Listing Date: **08/16/24**

List Price: **\$289,000**

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: **496**
Low Sqft:
Ttl Sqft: **496**

DOM

98
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard, Electric**
Sewer:
Ext Feat: **Lighting, Private Entrance**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, ENERGY STAR Qualified Dishwasher, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Breakfast Bar, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Kitchen	Main	9`0" x 11`6"

Room	Level	Dimensions
Bedroom - Primary	Main	9`10" x 11`6"
Living Room	Main	12`10" x 10`2"

Legal/Tax/Financial

Condo Fee:
\$224

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

Zoning: **TBD**

Legal Desc: **TBD**

Remarks

Pub Rmks: **The Braeburn floorplan is a beautifully compact one-bedroom, one-bathroom townhome designed for comfort and efficiency. Built to Net Zero Ready standards, it features superior insulation, triple-pane windows, and advanced construction techniques that keep energy costs low and comfort high. Inside, you'll find a fully equipped kitchen with modern appliances and a convenient eating counter connected to a stylish living area perfect for relaxation or entertaining. The separate bedroom offers a peaceful retreat, and the adjacent bathroom boasts quality fixtures and finishes. This home also includes an outdoor living space, extending your living area and providing the perfect morning coffee or evening relaxation spot. Ideal for first-time homebuyers or investors, the Braeburn offers a smart, efficient introduction to homeownership. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency and style. Photos representative.**

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





