

**14680 1 Street, Calgary T3P 1M9**

MLS®#: **A2161353** Area: **Livingston** Listing Date: **08/29/24** List Price: **\$699,000**  
 Status: **Active** County: **Calgary** Change: **-\$19k, 08-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2019**  
Lot Information  
 Lot Sz Ar: **2,992 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

DOM

**20**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer: **Private Yard** Water Source:  
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Double Vanity,Kitchen Island,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`3" x 6`0"	Dining Room	Main	12`10" x 9`6"
Entrance	Main	5`9" x 8`11"	2pc Bathroom	Main	5`3" x 4`8"
Kitchen	Main	13`7" x 13`6"	Living Room	Main	18`11" x 12`8"
Entrance	Main	3`10" x 3`1"	Balcony	Main	19`4" x 12`1"
Bedroom - Primary	Upper	12`8" x 13`7"	4pc Ensuite bath	Upper	8`11" x 9`0"
Walk-In Closet	Upper	5`11" x 4`10"	Bedroom	Upper	9`3" x 10`10"
Bedroom	Upper	9`4" x 10`8"	Laundry	Upper	6`0" x 5`1"

**4pc Bathroom**

**Upper**

**7`10" x 4`11"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**1711887**

Zoning:

**R-G**

Remarks

Pub Rmks:

**\*\* PRICE REDUCED \*\* 16 solar panels, nicely upgraded, side entrance to the basement, and double garage, welcome to this cozy single family home in popular Livingston. It features laminate flooring on the main floor, quartz counter tops in the kitchen and bathrooms, elegant curved stairs with upgraded railing, skylight, and stainless steel appliances. Upper floor has 3 good size bedrooms, large ensuite with double vanity sinks, large shower with seat, and upper laundry room. Main floor with large 9 feet ceiling living room, large window, open kitchen with open to below and skylight, spacious dining area, large private deck, and double detached garage. Solar system with monitor app and save big on the energy costs. It closes to the community center, pond, playground, and easy access to major roads. \*\* 14680 1 Street NE \*\***

Inclusions:

**N/A**

Property Listed By:

**Century 21 Bravo Realty**

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