

14770 1ST Street, Calgary T3P2M3

MLS®#: **A2174994** Area: **Livingston** Listing **11/01/24** List Price: **\$459,900**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 23-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2025**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,318**
 Low Sqft:
 Ttl Sqft: **1,318**

DOM

92
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Stacked Townhouse**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board, Concrete, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Vinyl**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	16`3" x 11`2"	Bedroom - Primary	Upper	12`11" x 9`6"
Bedroom	Upper	10`9" x 9`0"	Bedroom	Upper	10`9" x 9`0"
2pc Bathroom	Main	5`3" x 5`2"	Kitchen	Main	12`5" x 10`9"
3pc Ensuite bath	Upper	8`6" x 5`1"	3pc Bathroom	Upper	8`4" x 5`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$253

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 2410105

Remarks

Pub Rmks: **Welcome to the Fen by Rohit Homes! This stylish 1,317 sq. ft. townhome in the thriving community of Livingston, NW Calgary, offers the perfect mix of comfort and convenience. With 3 bedrooms, 2.5 baths, and a single attached garage, this home is thoughtfully designed for modern living. The main floor boasts a spacious kitchen, ideal for meal prep and gatherings, which flows into a bright living and dining area with access to a private balcony. Upstairs, you'll find the primary bedroom, complete with a walk-in closet, ensuite, and a second balcony, creating a peaceful retreat. Two additional bedrooms, a stacked laundry, and a shared full bath provide convenience and space for family or guests. The interior design finishings have been meticulously selected by award-winning designer Louis Duncan-He, whose work has been featured in Architectural Digest, Style at Home, House and Home Magazine, and HGTV. Upgraded light fixtures, sophisticated herringbone flooring, and black and gold hardware throughout add a touch of elegance and style. Livingston offers easy access to major roads, shopping, dining, and recreation. Once completed, this vibrant community will feature over 1,000 acres of residential and commercial areas, beautiful parks, pathways, and a state-of-the-art Homeowners Association facility. Make the Fen your new home and enjoy all that this growing community has to offer! Contact us for more details!**

Inclusions: NA
Property Listed By: eXp Realty

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





