

14770 1ST Street, Calgary T3P2M3

MLS®#: **A2174994** Area: **Livingston** Listing Date: **11/01/24** List Price: **\$484,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 27-Nov** 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

50
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

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







Livingston | Stacked Townhomes



The FEN Bold Designer Townhomes

3 Bed
2.5 Bath
1318 sq ft

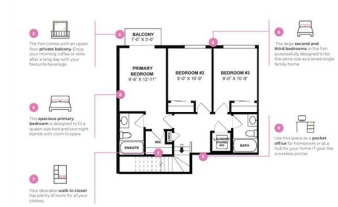
Main Floor Features



The FEN Bold Designer Townhomes

3 Bed
2.5 Bath
1318 sq ft

Upper Floor Features



LIVINGSTON Bold Designer Townhomes



Project Features

- Magazine-Worthy Interiors Just Got Better**
- Working exclusively with **Roit Homes**, the **Louis Duncan+HE** team has created three stunning and unique designs for our **NEW** Bold Designer Interiors!
- These fully curated designs bring an unparalleled level of style to townhome living. Your home includes these luxurious finishing details:
- 12" 5" ceilings on the main floor
 - Designer kitchen cabinets with modern crown molding capping the upper cabinets
 - Each kitchen boasts elegant quartz countertops and spacious breakfast bar
 - Generous kitchen island with breakfast bar and plenty of storage
 - Stainless steel fridge, smooth top electric range, dishwasher and microwave
 - Convenient washer and dryer included
 - Distinctive decorative finishes including eye-catching breeze light fixtures
 - Durable luxury vinyl plank flooring on the main floor
 - Luxurious quartz countertops in the baths with matching backsplash
- Why Build Here?**
- Built by a 4-time Home Builder of the Year
 - Peace-of-mind 2-5-10 year new home warranty
- Your Doorstep And Beyond**
- Architecturally designed exterior for eye-catching curb appeal
 - Beautiful landscaping and maintenance free living
 - Single or double attached garage for most homes, tiled parking stall for the remainder**
 - Comes from patio or second and third floor balcony**
 - Central green space for outdoor relaxation
 - Stay connected! We are less than 5 minutes from the Livingston that runs with its green round facilities that include a full size gym, splash park, playground, tennis courts and outdoor skating rink.



LIVINGSTON Bold Designer Townhomes



- LEGEND**
- Essential 1.5 Models
 - Birch
 - Sage
 - Pink
 - Essential 2.0 Models
 - Bogart
 - Call
 - Ferrara

