



THE
A-TEAM

**RE/MAX
FIRST**

14766 1ST Street, Calgary T3P2M3

MLS®#: **A2177907**

Area: **Livingston**

Listing Date: **11/07/24**

List Price: **\$254,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 28-Feb**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **505**
Low Sqft:
Ttl Sqft: **505**

DOM

125
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Townhouse-Stacked**

Lot Information

Lot Sz Ar:
Lot Shape:

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

Access:
Lot Feat: **Other**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Cement Fiber Board,Concrete,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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 Room	Main	10`0" x 9`7"	Bedroom - Primary	Main	9`11" x 9`6"
Kitchen	Main	8`6" x 10`10"	3pc Bathroom	Main	8`6" x 5`0"

Legal/Tax/Financial

Condo Fee: **\$135**
Title: **Fee Simple**
Fee Freq: **Monthly**
Zoning: **DC**

Legal Desc: **2410105**

Remarks

Pub Rmks:

Welcome to the Cedar by Rohit Homes! This stylish 505 sq. ft. townhome in the vibrant community of Livingston, NW Calgary, is a cozy and smart choice for first-time home buyers or investors. Offering a well-designed layout, this one-bedroom, one-bathroom home combines functionality and style. The kitchen features ample storage, ideal for culinary enthusiasts and hosting small gatherings, and flows into a bright living area with access to your private patio — perfect for relaxing or enjoying the outdoors. The primary bedroom provides a comfortable retreat, with thoughtful storage solutions throughout, making the most of every square foot. Design elements are enhanced by award-winning designer Louis Duncan-He, who has been featured in Architectural Digest, Style at Home, House and Home Magazine, and HGTV, ensuring a tasteful, modern finish. From upgraded light fixtures to sleek hardware, each detail adds a touch of sophistication to the space. Livingston offers easy access to major roads, shopping, dining, and recreation. As this thriving community continues to grow, it will feature over 1,000 acres of residential and commercial areas, scenic parks, pathways, and a state-of-the-art Homeowners Association facility. Make the Cedar your new home or investment and experience all that this 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



