



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14766 1ST Street, Calgary T3P2M3**

MLS®#: **A2177907**

Area: **Livingston**

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

List Price: **\$279,900**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 27-Nov**

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

**44**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **3 Storey**

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:

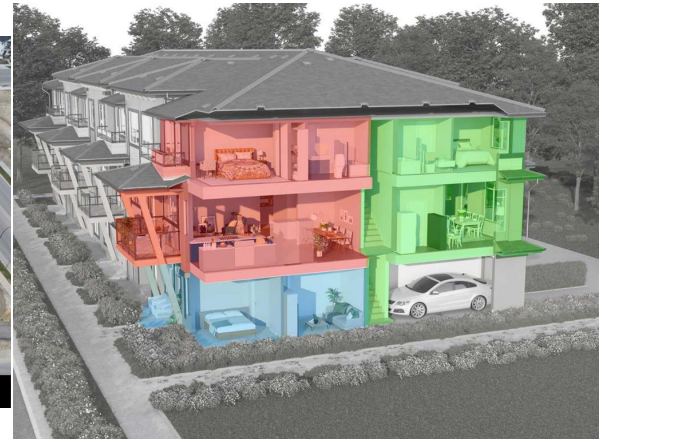
NA

Property Listed By:

eXp Realty

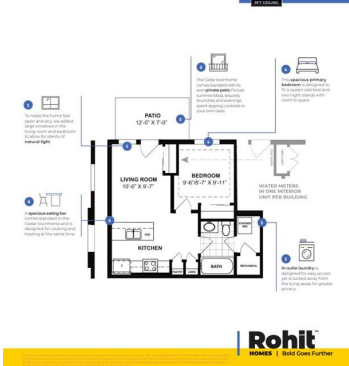
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





**The CEDAR** Bold Designer Townhomes  
1 Bed  
1 Bath  
501 sq ft

Main Floor Features



**Rohit** HOMES | Bold Goes Further

**LIVINGSTON** Bold Designer Townhomes Project Features



**Rohit** x **LOUIS DUNCAN+THE DESIGNS**  
Bold Designer Homes | Bold Goes Further

**At Rohit Homes, we know it's not just about having a functional floor plan, it's about having a space that you're proud to show off.**  
Each of our homes features a distinct look that is inspired by you - our customers.

**Why Rohit Homes?**

- Built by a 5-time Home Builder of the Year
- Peace-of-mind 1.2-5-10 year new home warranty

**Your Downside 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
- Cement front patio or second and third floor balcony
- Central green space for outdoor recreation
- Edge connected to you are less than 15 minutes from the Livingston Hub, HCA with its year-round facilities that includes a full size gym, tennis courts, playground, tennis courts and outdoor skating rink.

**Magazine-Worthy Interiors Just Got Better**  
Working exclusively with Rohit Homes, the Louis Duncan+The Designs 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:

- Tall 6' ceilings on the main floors
- Designer kitchen cabinets with modern crown molding topping the upper cabinets
- Each kitchen boasts elegant quartz countertops and elegant tile backsplashes
- 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 bespoke light fixtures
- Decorative towel and glass hanging on the main floor
- Luxurious quartz countertops in the baths with matching backsplashes

**Rohit** HOMES | Bold Goes Further

**LIVINGSTON** Bold Designer Townhomes Livingston N Site Map

