



THE A-TEAM

RE/MAX FIRST

14680 1 Street, Calgary T3P 1M9

MLS@#: A2177923 Area: Livingston Listing 11/07/24 List Price: \$689,900
Status: Active County: Calgary Change: None 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:

Finished Floor Area
Abv Sqft: 1,633
Low Sqft:
Ttl Sqft: 1,633

DOM 44
Layout
Beds: 3 (3)
Baths: 2.5 (2 1)
Style: 2 Storey
Parking
Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot
Park Feat: Double Garage Detached

Utilities and Features

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

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Dining Room, Kitchen, etc. with their respective levels and dimensions.

Walk-In Closet

Upper

5`11" x 4`10"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1711887

Zoning:

R-G

Remarks

Pub Rmks:

**Good starter home or investment property. Welcome to this well kept 2 story family home in popular Livingston. It features 16 solar panels on the roof, side entrance to the basement, double garage, laminate flooring on the main floor, quartz counter tops in the kitchen and bathrooms, elegant curved stairs with upgraded railing, double skylights, and stainless steel appliances with built in microwave. Upper floor has 3 good size bedrooms, master bedroom with sliding door to good size balcony, large ensuite with double vanity sinks, large shower with seat, and upper laundry room. Main floor with large 9 feet ceiling living room, large windows, 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:

Property Listed By:

N/A

Century 21 Bravo Realty

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













