



THE
A-TEAM

**RE/MAX
FIRST**

14778 1ST Street, Calgary T3P2M3

MLS®#: **A2181350**

Area: **Livingston**

Listing Date: **11/27/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Finished Floor Area

Abv Sqft: **1,336**
Low Sqft:
Ttl Sqft: **1,336**

DOM

24
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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 | 12`1" x 13`6" | Bedroom - Primary | Upper | 11`4" x 9`7" |
| Bedroom | Upper | 8`5" x 9`0" | Bedroom | Upper | 10`7" x 8`11" |
| 2pc Bathroom | Main | 5`3" x 5`2" | Dining Room | Main | 9`0" x 15`5" |
| 3pc Ensuite bath | Upper | 8`6" x 5`1" | 3pc Bathroom | Upper | 8`4" x 5`0" |

Legal/Tax/Financial

Condo Fee: **\$253**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **2410105**

Remarks

Pub Rmks: **Welcome to the Birch by Rohit Homes, a stunning 1,336 sq. ft. townhome located in the vibrant Livingston community. Designed with modern living in mind, this 3-bedroom, 2.5-bath home with a double attached garage offers the perfect balance of style, functionality, and sophistication. Experience the bold, elevated aesthetics of the Haute Contemporary design package, curated by award-winning designer Louis Duncan-He. This palette is all about making a statement, blending striking contrasts, rich textures, and clean lines for a dynamic and refined interior. Sleek finishes, dramatic lighting, and custom mirrors create a home that feels both cutting-edge and inviting. The main floor features an open-concept layout where the sizeable kitchen flows seamlessly into the dining and living areas, opening onto a private balcony—ideal for entertaining or enjoying quiet moments. Upstairs, the primary suite is a true showstopper, complete with its own balcony, a walk-in closet, and ensuite. Two additional bedrooms, a full bath, and upper-floor laundry provide all the comforts of contemporary living. Livingston is one of Calgary’s most sought-after communities, offering exceptional amenities including parks, pathways, and a state-of-the-art community center. With easy access to retail, dining, schools, and major roadways, this is a location that truly has it all. Don’t miss your chance to own the Birch by Rohit Homes. Contact us today to schedule your private tour and discover why this home is a standout in the thriving Livingston community!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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





The BIRCH Bold Designer Townhomes

3 Bed
2.5 Bath
1341 sq ft

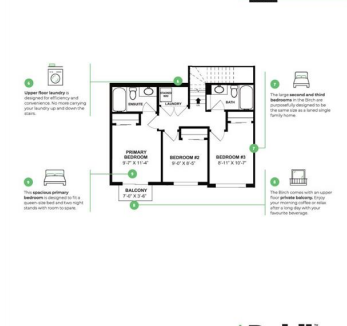
Main Floor Features

1061 sq ft | 817 sq ft

- 1 The Birch Kitchen is designed for maximum efficiency, with built-in appliances, a full suite of storage, and a breakfast bar.
- 2 The home comes with a half bath, providing convenience for guests.
- 3 The outdoor living space features a pergola, providing the Birch Resident with a private outdoor retreat.
- 4 The outdoor living space features a pergola, providing the Birch Resident with a private outdoor retreat.
- 5 The outdoor living space features a pergola, providing the Birch Resident with a private outdoor retreat.

Rohit
HOUSING | Bold Good Partner

The BIRCH Bold Designer Townhomes 3 Bed 2.5 Bath 1340 sq ft



LIVINGSTON Bold Designer Townhomes Project Features

Rohit x LOUIS DUNCAN-HE DESIGNS

Bold Designer Homes
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.

Why Rohit Homes?

- Built by a 4-time Home Builder of the Year
- Phase of award 5-8 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 models, ideal parking stall for the remainder*
- Comerby from patio or second and third floor balcony
- Central green space for outdoor relaxation
- Stop somewhere we are less than 10 minutes from the Livingston Hub HGA with its year-round facilities that include full-size gym, splash park, playground, tennis courts and outdoor skating rink.

Mega-Worthy Interiors Just Got Better
Working exclusively with Rohit Homes, the Louis Duncan-He team has created these stunning and unique designs for our NEW Bold Designer Interiors.

These fully curated designs bring an unparalleled level of style to everyday living. Your home includes these luxurious finishing details:

- Tall 9' ceilings on the main floor
- Designer kitchen cabinets with modern crown molding topping the upper cabinets
- Each kitchen boasts elegant quartz countertops and splashback tile backsplashes
- Continuous 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
- Desirable luxury vinyl plank flooring on the main floor
- Luxurious quartz countertops in the baths with matching backsplashes



Livingston | Stacked Townhomes **Rohit** HOMES | Bold Goes Further



LIVINGSTON Bold Designer Townhomes Livingston N Site Map

