



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14778 1ST Street, Calgary T3P2M3**

MLS®#: **A2181350**

Area: **Livingston**

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

List Price: **\$464,900**

Status: **Pending**

County: **Calgary**

Change: **-\$35k, 23-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,336**

Low Sqft:

Ttl Sqft: **1,336**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**56**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **Stacked Townhouse**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Other**

**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
Living Room	Main	12`1" x 13`6"
Bedroom	Upper	8`5" x 9`0"
2pc Bathroom	Main	5`3" x 5`2"
3pc Ensuite bath	Upper	8`6" x 5`1"

Room	Level	Dimensions
Bedroom - Primary	Upper	11`4" x 9`7"
Bedroom	Upper	10`7" x 8`11"
Dining Room	Main	9`0" x 15`5"
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**





