



THE
A-TEAM

**RE/MAX
FIRST**

14657 1 Street #14659, Calgary T4B3P6

MLS®#: **A2186636**

Area: **Livingston**

Listing Date: **01/10/25**

List Price: **\$289,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **540**
Low Sqft:
Ttl Sqft: **540**

Close to Clubhouse,Low Maintenance Landscape,Landscaped Stall

DOM

12
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Townhouse**

Parking

Ttl Park: **1**
Garage Sz: **0**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Entrance**

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

Kitchen Appl: **Dishwasher,Dryer,Range,Refrigerator,Stove(s),Washer**
Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan,Recessed Lighting,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	11`6" x 9`10"
Living Room	Main	10`2" x 12`10"	Kitchen	Main	11`6" x 9`0"

Legal/Tax/Financial

Condo Fee: **\$124**
Title: **Fee Simple**
Fee Freq:

Zoning: **TBD**

Monthly

Legal Desc: TBD

Remarks

Pub Rmks: **The Braeburn floorplan is a compact one-bedroom, one-bathroom townhome designed for comfort and efficiency. This home will include superior insulation, triple-pane windows, and advanced construction techniques that keep energy costs low and comfort high. Inside, you'll find a fully equipped kitchen with modern appliances and a convenient eating counter connected to a stylish living area perfect for relaxation or entertaining. The separate bedroom offers a peaceful retreat, and the adjacent bathroom boasts quality fixtures and finishes. This home also includes an outdoor living space, extending your living area and providing the perfect morning coffee or evening relaxation spot. The Braeburn offers a smart, efficient introduction to homeownership. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency and style. Photos are representative.**

Inclusions: N/A
Property Listed By: Bode

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



