



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14645 1 Street, Calgary T4B3P6**

MLS® #: **A2187289**

Area: **Livingston**

Listing Date: **01/13/25**

List Price: **\$430,000**

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: **1,101**  
Low Sqft:  
Ttl Sqft: **1,101**

DOM

**9**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape, Underground Sprinklers**  
Park Feat: **Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 13`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 10`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`5" x 12`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`5" x 14`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`0" x 9`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$247**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **TBD**

Legal Desc:

TBD

Remarks

Pub Rmks:

**This beautifully designed two-storey ZEN townhome offers a seamless open-concept layout that effortlessly blends the kitchen, dining, and living areas—perfect for everyday living and entertaining. The modern kitchen features stainless steel appliances, quartz countertops, and a central island for added style and function. Upstairs, two spacious bedrooms each include private ensuites and generous closet space for enhanced comfort and convenience, while a thoughtfully placed upper-floor laundry adds practicality. Built for superior performance, this home boasts insulation levels 40% higher than building code requirements, making it quieter, more durable, and warmer than traditional homes. Energy-efficient triple-pane, double-coated windows and a Fresh Air System (HRV) promote excellent indoor air quality and reduced energy use. Enjoy contemporary living with comfort, efficiency, and easy access to a vibrant lifestyle in this exceptional ZEN townhome. 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**







