



THE
A-TEAM

**RE/MAX
FIRST**

15033 1 Street, Calgary T3P 1R6

MLS®#: **A2196470**

Area: **Livingston**

Listing Date: **02/27/25**

List Price: **\$750,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **2,744 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

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Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard,Rain Gutters**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **2011345**

Zoning: **R-G**

Remarks

Pub Rmks: ****ATTENTION INVESTORS** This beautifully designed home offers modern finishes and a functional layout, perfect for families and investors alike. The main floor**

boasts a spacious kitchen with stone countertops, stainless steel appliances, and a corner pantry. The open-concept layout flows into the dining area and inviting living room, while a half bath, large front and back entries and a private office complete the space. Upstairs, you'll find a BONUS ROOM, convenient upstairs laundry room, and another full 4-piece bath provide ample space for the whole family. The LEGAL BASEMENT SUITE has its own SEPARATE ENTRANCE and is thoughtfully designed with a modern kitchen featuring quartz countertops and stainless steel appliances. The suite includes a cozy living room, two bedrooms, in-suite laundry, and a full 4-piece bath—ideal for rental income or extended family. Each suite is equipped with its own furnace and hot water tank for ultimate comfort and efficiency. A double car garage adds convenience and extra storage. Don't miss out on this incredible opportunity—book your showing today!

Inclusions:

Property Listed By:

Basement Appliances- Dishwasher, electric range, microwave hood fan, refrigerator, washer/ dryer stacked
eXp Realty

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







