



GRASSROOTS
REALTY GROUP

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1212, 14910 1 Street NW
Calgary, Alberta

MLS # A2288068



\$439,900

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,022 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 595
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: N/A

Logel Homes proudly presents the award-winning floor plan, The Atwood 4. Thoughtfully designed with both style and functionality in mind, this professionally curated interior offers premium finishes and modern comfort throughout. Features include air conditioning, upper cabinetry with soft-close doors and drawers, luxury vinyl plank flooring, designer tile accents, stainless steel appliances, and contemporary pot lighting. A large glass patio door enhances natural light and indoor-outdoor flow, while a dedicated storage locker and titled parking stall provide everyday convenience. Homeowners will also appreciate Logel Homes' award-winning Energy Recovery Ventilation (ERV) system and industry-leading sound attenuation technology, delivering exceptional indoor air quality, energy efficiency, and a quieter living environment. For a limited time, buyers can take advantage of an exclusive Pre-Construction Bonus offering \$10,000 in complimentary upgrades plus one full year of prepaid condo fees — an exceptional opportunity to enhance both value and lifestyle. Located in the vibrant community of Livingston, residents enjoy access to the Livingston HOA amenities, including The Hub — a dynamic recreational facility featuring a water spray park, playground, tennis courts, skating rinks with change area, amphitheatre, banquet facility, community kitchen, indoor gymnasium, daycare space, meeting rooms, and versatile multi-use spaces. For added peace of mind, this home is backed by the comprehensive Alberta New Home Warranty program. Experience award-winning design, innovative construction, and an exceptional lifestyle with Logel Homes.