



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

101, 14800 1 Street NW  
Calgary, Alberta

MLS # A2308516

**\$424,000**



<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,380 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 253
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

Open House Mon-Thurs 2pm-8pm & Sat. Sun 12-5pm Visit our Livingston show home located at 14798 1 St NW. Discover modern living at its finest in this brand-new 3-bedroom, 2.5-bathroom townhome by Rohit Homes. Located in the highly sought-after Livingston, this home offers the perfect blend of luxury, convenience, and contemporary design. Step inside to find sophisticated finishes including quartz countertops throughout, floor-to-ceiling triple-pane windows, and your choice of one of three stunning Designer Interiors based on the unit you choose. Whether you prefer chic, elegant, or bold, this home can reflect your personal style. Enjoy the comfort of in-suite laundry, a private balcony, and A/C rough-in to keep you cool during Calgary's warm summers. Your own private garage ensures your vehicle is secure and easily accessible year-round while also providing ample extra storage. Living in Livingston means you're part of a thriving community filled with one of Calgary's most popular residential communities. Livingston offers year-round fun with over 250 Acres of Green Space including parks, schools, off leash dog park, ample bike paths and cross-country skiing along the connected pathways. Close proximity to shops and events, 15 minutes to Calgary International Airport and less than 10 minute walk to future Green Line LRT.

The Livingston hub is in very close proximity with programs and events for the kids as well as tennis courts, pickleball, water splash park, Banquet Hall and meeting rooms as well as outdoor skating rink for some winter fun. This location offers unparalleled convenience for professionals, investors and families alike. Whether you're looking to invest or make this your forever home, Livingston Towns By Rohit Homes is a lifestyle opportunity you don't want to miss. Contact us today to

learn more about this incredible property and other available options!