



GRASSROOTS
REALTY GROUP

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14902 1 Street NE
Calgary, Alberta

MLS # A2333586



\$570,000

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,616 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Wired for Sound		

Inclusions: n/a

Solid starter home on a corner lot, walking distance to the Livingston Hub. The basement is fully finished with side entrance, so you get extra living space right out of the gate. A few practical extras that come with this one: fire suppression system, whole-home water filter, built-in vacuum, and pre-wiring for roof speakers throughout the house. The corner lot gives you more space and more light than a standard lot. The roof was replaced in 2025 with a Class 4 standard roof, to withstand hail of 2 inches big. The location works is ideal with Livingston Hub minutes away for events and activities, plus a new commercial plaza just down the street for everyday errands. Quick access to Stoney Trail gets you downtown in about 20 minutes. This home is a great option if you want space, a finished basement, and an easy commute in one of Calgary's popular NW communities. Book your private tour today.