

**14653 1 Street NE**  
**Calgary, Alberta**

**MLS # A2259363**



## \$389,900

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Close to Clubhouse, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 248
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Ambrosia by Avalon Master Builder, 2-bedroom, 2.5-bath two-storey townhome in Livingston. This home is built with energy-efficient features including triple-pane windows, advanced insulation, and a solar panel rough-in. The open-concept main floor includes luxury vinyl plank flooring, recessed lighting, and a living/dining area with access to a fully fenced backyard that includes a BBQ gas line, landscaping, and irrigation. The kitchen is equipped with quartz countertops and a Whirlpool appliance package. Upstairs, each bedroom has an ensuite bathroom, along with convenient upper-floor laundry and an additional 4-piece bath. Exterior features include durable Hardie Board siding. Located near the Livingston Hub with access to parks, rink, and courts, and with quick access to Stoney Trail, YYC Airport, and CrossIron Mills.