

**14965 1 Street NW**  
**Calgary, Alberta**

**MLS # A2264566**



**\$669,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,719 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot, See Remarks, Zero Lot Line		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to your next home in the vibrant community of Livingston, NW Calgary! Step inside and you'll see right away &mdash; this place has been taken care of and upgraded with all the right touches. The bright, open-concept main floor strikes the perfect balance between modern style and everyday comfort. At the heart of the home is a chef's kitchen built for real life &mdash; a massive island for entertaining, a huge walk-in pantry, and a sleek side-by-side fridge/freezer big enough for all your Costco runs. The living room has an upgraded feature wall with an electric fireplace and custom wooden mantle &mdash; the perfect cozy spot to unwind. Upstairs, you'll find three generous bedrooms, including a peaceful primary suite with upgraded closet organizers. One of the secondary bedrooms has them too, which is a nice touch. A spacious bonus room separates the primary from the others &mdash; ideal for movie nights, a play area, or a home office. The upstairs laundry room keeps things practical and convenient, centrally located in the bonus room. The basement already has full electrical, pot lights, and a separate side entrance &mdash; perfect for a potential suite (check the City guidelines for compliance requirements) or extra living space. Some framing and permitted work are already done, so you're ahead of the game. Outside, the updates continue. The home and garage both have brand-new shingles, siding, and outdoor light fixtures. There's also a brand-new garage door. Out back, a 10-foot deck with a privacy wall and a natural gas outlet for your BBQ make it ready for weekend hangouts. You'll love calling Livingston home &mdash; it's family-friendly, full of parks, pathways, and great community amenities, with easy access to major routes. For more information, photos, and a 360 tour, click the links

below!