

**14685 1 Street NE**  
**Calgary, Alberta**

**MLS # A2288390**



**\$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>	2026 (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>	Back Yard, Low Maintenance Landscape, Street Lighting		

<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, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance		
<b>Inclusions:</b>	N/A		

Welcome to Prima at ZEN Livingston, a thoughtfully designed 2-bedroom, 2.5-bath NET ZERO townhome offering 1,086 sq. ft. of modern, energy-efficient living by Avalon Master Builder. Built for comfort and long-term savings, this home features TRIPLE-PANE windows, advanced insulation, and a solar rough-in. The OPEN-CONCEPT main floor showcases luxury VINYL PLANK flooring, pot lights with knock-down ceilings, and a bright living and dining area that seamlessly flows into your FULLY FENCED BACKYARD, ideal for kids, pets, or added privacy. Enjoy a BBQ gas line, plus landscaping and irrigation already included. The modern kitchen is finished with QUARTZ countertops and a 6-piece Whirlpool appliance package, offering both style and functionality. Upstairs, you'll find two spacious bedrooms, including a primary bedroom with its own ensuite, along with convenient upper-floor laundry. Photos are representative.