



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

105, 14880 1 Street NW
Calgary, Alberta

MLS # A2241351



\$464,900

Division:	Livingston		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,475 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 253
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TBC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions:	None
--------------------	------

Brand new 3 bedroom, 2.5-bath Ferrera model townhome by Rohit in the vibrant community of Livingston. Featuring 1,475 sq ft of modern living space, this home offers a single attached garage, two private balconies, and an open concept layout ideal for families or professionals. Located less than 15 minutes from Calgary International Airport with quick access to Stoney Trail and Deerfoot Trail, commuting is a breeze. Surrounded by parkland, trails, and green spaces including three unique parks, an off leash dog park, a bike pump track, and accessible playgrounds. This community supports an active, outdoor lifestyle. Nearby schools include Cambrian Heights (K–6), Colonel Irvine (7–9), and James Fowler High School (10–12), making this a perfect home for growing families seeking modern living with unbeatable convenience. Don't miss it, book your showing today!