



GRASSROOTS
REALTY GROUP

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14653 1 Street NE
Calgary, Alberta

MLS # A2259363



\$389,900

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

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

Welcome to the Ambrosia by Avalon Master Builder—1,086 sq.ft., 2-bedroom, 2.5-bath two-story townhome designed for comfort and efficiency. This EnerGuide-certified home offers open-concept living with a spacious kitchen island, perfect for entertaining, and LVP flooring throughout the main level and bathrooms. Each bedroom has its own private ensuite, with upper-floor laundry for added convenience. Built with Hardie board exterior for durability and weather resilience, the Ambrosia is constructed to 2030+ building code standards, featuring superior insulation, triple-pane windows, and advanced techniques to keep energy costs low and comfort high. Every square foot is thoughtfully designed to maximize functionality and efficiency.. Photos are representative.