



GRASSROOTS
REALTY GROUP

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15049 1 Street NW
Calgary, Alberta

MLS # A2259606



\$750,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,773 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: In-legal suite: Refrigerator, Stove, Built-in Dish Washer, Microwave Hood Fan, Window Coverings, Stacked Washer/Dryer

Living your dream in Livingston NW in a beautiful 3-Bedroom Home with Legal Basement Suite on Corner Lot. Welcome to this well-maintained 3-bedroom, 2.5-bath home located on a desirable corner lot in the vibrant community of Livingston NW. Offering both style and function, this property features a bright open-concept main floor, a modern kitchen with quartz countertops and stainless steel appliances. The main floor features durable vinyl plank flooring and a bright, open-concept layout that connects the living, dining, and kitchen areas. Upstairs, you'll find a cozy bonus room and three generous bedrooms, including a stunning primary suite with walk-in closet and ensuite featuring dual sinks and a walk-in shower. The fully developed legal basement suite includes a separate entrance, full kitchen, laundry, bedroom, bathroom and luxury vinyl plank flooring. Currently operating as a successful Airbnb, it offers excellent income potential or a private space for extended family. Step outside to enjoy the oversized deck and low-maintenance yard. Additional features include NEW ROOF SHINGLES and SIDING. Enjoy outdoor living in the private yard and the convenience of a double detached garage with alley access. Steps from parks, playgrounds, future schools, and amenities, this home offers exceptional value for families and investors alike. Don't miss your chance to own this beautiful home with income potential in one of NW Calgary's most vibrant communities!