

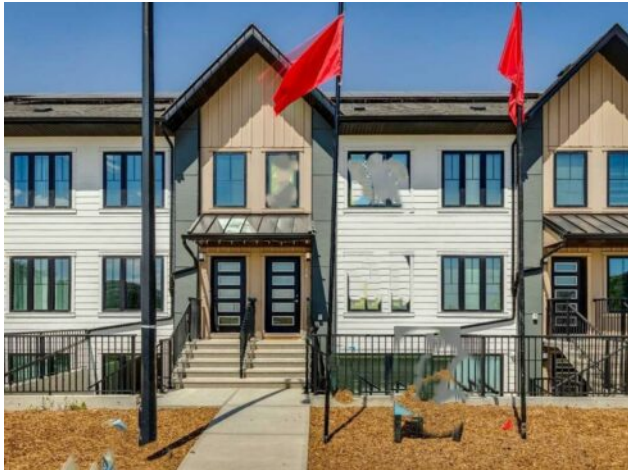


GRASSROOTS
REALTY GROUP

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14639 1 Street NE
Calgary, Alberta

MLS # A2261585



\$236,900

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	539 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Landscaped, Low Maintenance Landscape		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 124
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Braeburn at ZEN Livingston – a stylish, energy-efficient townhome built by a NET ZERO builder! Offering 518 sq.ft. of thoughtfully designed space, this 1 BED, 1 BATH home features triple-pane windows, advanced insulation, and modern construction that keeps utility bills low and comfort high. The open-concept main floor boasts Cicero Luxury Vinyl Plank flooring, and a bright living area. The sleek kitchen is complete with white ice quartz countertops and a 6-piece Whirlpool appliance package. Built with HARDIE BOARD siding (hail/fire-resistant) for long-lasting durability. Be part of a vibrant community just steps from the Livingston Hub with splash park, rink, courts & more! Plus, enjoy quick access to Stoney Trail (3 min), YYC Airport (13 min), and CrossIron Mills (11 min). Photos are representative.