



GRASSROOTS
REALTY GROUP

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14653 1 Street NE
Calgary, Alberta

MLS # A2274965



\$369,000

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,095 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 248
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
Inclusions:	None		

OPEN HOUSE SATURDAY DEC 13 from 1:00PM to 4:00PM. ***QUICK POSSESSION*** Welcome to the Ambrosia at ZEN Livingston & a stylish, energy-efficient townhome built by a NET ZERO builder! Offering 1,095 sq ft of thoughtfully designed living space, this 2 BED, 2.5 bath home features TRIPLE-PANE windows, advanced insulation, and a rough-in for solar panels & all contributing to lower utility bills and year-round comfort. The OPEN CONCEPT main floor showcases Nuova Luxury VINYL PLANK flooring, pot lights with knock-down ceilings, and a BRIGHT LIVING AND DINING area that flows into your WEST FACING BACKYARD that is FULLY FENCED, perfect for those with kids, pets or wanting to enjoy some privacy & complete with BBQ GAS LINE, landscaping, and irrigation. The modern kitchen includes dark diavik QUARTZ COUNTERTOPS and a 6-piece Whirlpool appliance package. Upstairs, you'll find two spacious bedrooms including a primary suite with an ensuite bathroom, upstairs laundry and an additional 4-pc bath. Enjoy HARDIE BOARD siding (hail/fire-resistant), and be part of a vibrant community just steps from the Livingston Hub with splash park, rink, courts & more! Quick access to Stoney Trail (3 min), YYC Airport (13 min), and CrossIron Mills (11 min). AIRBNB friendly! ***2ND PARKING STALL may be available for purchase*** Some photos are representative. Visit the showhome at 56 Livingston Parade NE for more details!