



**14679 1 Street NE  
Calgary, Alberta**

**MLS # A2285746**

**\$265,900**



<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	546 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Close to Clubhouse, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 124
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance		
<b>Inclusions:</b>	N/A		

Welcome to the Braeburn at ZEN Livingston – a stylish, energy-efficient townhome built by a NET ZERO builder! Offering 536sq ft of thoughtfully designed space, this 1 BED, 1 BATH home features triple-pane windows, advanced insulation, and modern construction that keeps comfort high. The open-concept main floor boasts LUXURY VINYL PLANK flooring and a bright living area. The sleek kitchen is complete with quartz countertops and a 6-piece Whirlpool appliance package. Built with HARDIE BOARD siding (hail/fire-resistant) for long-lasting durability, this home is ideal for first-time buyers. 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).