



GRASSROOTS
REALTY GROUP

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**304, 14800 1 Street NW
Calgary, Alberta**

MLS # A2285782

\$429,900

Division:	Livingston		
Type:	Residential/Other		
Style:	Townhouse-Stacked		
Size:	1,341 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 253
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	TBC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan		
Inclusions:	None		

Discover the Birch by Rohit Homes, a pre-construction 3-bedroom, 2.5-bath townhome that perfectly blends modern design, everyday functionality, and an unbeatable location in the vibrant community of Livingston. Offering 1,341 sq ft of thoughtfully designed living space, this home features a double attached garage and an open-concept layout ideal for professionals, families, or investors seeking stylish, low-maintenance living. This home showcases Rohit's Neoclassical Designer Interior®, characterized by bold contrasts, contemporary finishes, and a clean, modern aesthetic. Expect sleek cabinetry, striking accents, and a sophisticated palette that creates a refined yet inviting atmosphere. Inside, enjoy 9' ceilings and a bright, efficient main floor. The kitchen is beautifully finished with upgraded cabinetry, quartz countertops, a modern tile backsplash, and stainless steel appliances, seamlessly flowing into the spacious dining and living areas perfect for entertaining or relaxing at home. Upstairs, the primary suite offers a walk-in closet and a well-appointed ensuite. Two additional bedrooms, a full bath, and convenient upper-floor laundry with washer and dryer complete the upper level with comfort and practicality in mind. You'll also benefit from Rohit's new home warranty (1-2-5-10 years), low-maintenance landscaping, and shared green space designed for stress-free living. Located in Livingston, a connected, amenity-rich community offering over 200 acres of green space, off-leash areas, bike paths, and the impressive 35,000 sq ft Livingston Hub featuring a gymnasium, splash park, skating rink, tennis courts, and more. With quick access to Stoney Trail, Deerfoot Trail, and Calgary International Airport, this is a smart opportunity in Calgary's thriving north. Reach out today to learn more about available units, floorplans, and possession timelines.

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