



306, 14800 1 Street NW
Calgary, Alberta

MLS # A2288246



\$199,900

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	455 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 153
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this brand-new stacked townhouse by ROHIT Homes, available in one of Livingston's most amenity-rich communities. Enjoy unparalleled convenience with easy access to the community's center, shopping, schools, restaurants, and major highways. This thoughtfully designed unit is ideal for first-time home buyers or investors. The entry opens to a bright, open-concept layout featuring gleaming vinyl plank flooring throughout the main living areas and ceramic tile in the bathroom. Large windows fill the spacious living room with natural light, while the dedicated dining area flows seamlessly into a modern kitchen equipped with an island and stainless steel appliances. The generous bedroom offers his-and-hers closets, accompanied by a well-appointed 4-piece bathroom. A separate laundry space with a stacked washer and dryer completes the convenient main-floor plan. In accordance with industry standards and applicable regulations, the Price is inclusive of GST and reflects the application of the GST New Housing Rebate. First-Time Home Buyers may be eligible for an additional federal rebate, subject to qualification, which has not been applied to the stated Price and, if available, may reduce the purchaser's overall cost.