



**309, 14800 1 Street
Calgary, Alberta**

MLS # A2294104



\$399,900

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:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 253
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to The BIRCH by Rohit Homes, a stunning unit that combines modern design with everyday comfort featuring Double Attached Garage, 3 bedrooms, 2.5 bathrooms and very functional. The open floor plan showcases sleek finishes highlighted by high cabinetry, a spacious pantry, and plenty of countertops and storage to inspire your culinary side. The bright living room is perfect for entertaining, while the dining area opens onto a private balcony ideal for relaxing evenings. A stylish powder room completes the main level. Upstairs, you'll find three bedrooms including a luxurious primary suite with a 3-piece ensuite and walk-in closet. A four-piece main bathroom and convenient upper-floor laundry add to the thoughtful layout. Located in the sought-after community of Livingston, residents enjoy access to parks, pathways, and a state-of-the-art community center, along with close proximity to shopping, dining, schools, and major roadways. The Birch by Rohit Homes is more than a home—it's a lifestyle in one of Calgary's most vibrant communities. 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.