



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

**MLS # A2294104**



**\$399,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 253
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.