



14965 1 Street NW
Calgary, Alberta

MLS # A2294512



\$649,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,719 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Level, Rectangular Lot, See Remarks, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to your next chapter in Livingston—one of Calgary’s most connected, family-focused communities where everything you need is close to home. This is more than a house; it’s a space that grows with you. Step inside to a bright, open main floor built for real life, anchored by a gourmet kitchen with an oversized island, walk-in pantry, and side-by-side fridge/freezer that handles busy weeks with ease, all flowing into comfortable dining and living spaces highlighted by a custom feature wall and fireplace. Upstairs, you’ll find three spacious bedrooms, a central bonus room that creates separation for busy households, and laundry right where you want it, with a primary suite that feels tucked away and includes upgraded closet organizers. Downstairs offers a major head start with a separate side entrance, electrical, pot lights, and permitted work already completed—ideal for future multi-generational living or rental potential (buyers to confirm City requirements). Outside, the heavy lifting is done with new shingles, siding, lighting, and a new garage door, plus a 10-foot deck with a privacy wall and gas line that sets you up for easy summer evenings. Livingston itself is a big part of the value, with the community Hub offering year-round amenities like skating, splash park, playgrounds, and events, along with quick access to Stoney Trail and Deerfoot, and growing retail nearby including grocery stores, restaurants, coffee shops, and everyday services, with even more still coming. If you’re looking for a home that works today and still makes sense years down the road, this is one to see. For more information, photos, and a guided 360 tour, click the links below.