

**14804 1 Street NW**  
**Calgary, Alberta**

**MLS # A2163551**



**\$309,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Stacked Townhouse		
<b>Size:</b>	460 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 135
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		
<b>Inclusions:</b>	None		

Welcome to the Cedar townhouse by Rohit Homes, located in the vibrant community of Livingston. This beautifully designed unit features a private patio, perfect for outdoor relaxation. The open floor plan showcases a spacious living room with large windows that flood the space with natural light. The gourmet kitchen, equipped with sleek quartz countertops and a generous eating bar, is ideal for both cooking and entertaining. The primary bedroom also boasts a large window and ample space to accommodate a king-sized bed comfortably. Additional features include a full bathroom, convenient in-suite laundry, and an assigned parking stall for added convenience. Discover modern living with stylish comforts in this inviting townhouse.