

# \$537,999 - 14878 1 Street Ne, Calgary

MLS® #A2260573

**\$537,999**

3 Bedroom, 3.00 Bathroom, 1,385 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to this beautifully designed and well-maintained home nestled in the sought-after community of Livingston! Offering 3 spacious bedrooms, 2.5 bathrooms including a private ensuite, Double Detached garage and Sep entrance. This home checks all the boxes for comfortable and stylish living. Step onto the welcoming front porch and enter into a bright and open main floor featuring 9-ft ceilings, elegant luxury vinyl plank flooring, and an abundance of natural light. The layout flows seamlessly from the spacious living room to the central dining area, and into the chef-inspired kitchen complete with sleek grey cabinetry, soft-close drawers, quartz countertops, stainless steel appliances, and a stunning mosaic tile backsplash. Upstairs, enjoy the convenience of a generously sized laundry room with built-in shelving, a tranquil primary suite with its own ensuite bath, two additional well-proportioned bedrooms, and a full main bath. At the rear of the home, you'll find a mudroom leading to a private deck, a fully fenced backyard, and a double detached garage—perfect for summer gatherings and secure parking. A separate side entrance to the unfinished basement opens up future potential for customization. This home is situated just a short walk from the community HUB centre, offering amenities like an indoor basketball court, splash park, tennis court, and outdoor skating rink. With quick access to Stoney Trail, Deerfoot Trail, and Calgary International Airport, this home



blends modern comfort, lifestyle amenities, and connectivity perfectly. Check out the Virtual Link for more information.

Built in 2020

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2260573               |
| Price          | \$537,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,385                  |
| Acres          | 0.06                   |
| Year Built     | 2020                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 14878 1 Street Ne |
| Subdivision | Livingston        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3P 0Z3           |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Clubhouse                          |
| Parking Spaces | 2                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance, Vinyl Windows, Bathroom Rough-in, No Smoking Home, Quartz Counters |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Gas Stove,                 |

|              |                                  |
|--------------|----------------------------------|
|              | Microwave Hood Fan               |
| Heating      | Forced Air                       |
| Cooling      | Other                            |
| Has Basement | Yes                              |
| Basement     | Full, Exterior Entry, Unfinished |

## Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                               |
| Lot Description   | Back Yard, Rectangular Lot, Back Lane, Close to Clubhouse, Street Lighting |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Vinyl Siding, Wood Frame, Concrete, Post & Beam                            |
| Foundation        | Poured Concrete                                                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 16                   |
| Zoning         | R-G                  |
| HOA Fees       | 472                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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