

# \$389,900 - 14653 1 Street Ne, Calgary

MLS® #A2259363

**\$389,900**

2 Bedroom, 3.00 Bathroom, 1,210 sqft

Residential on 0.00 Acres

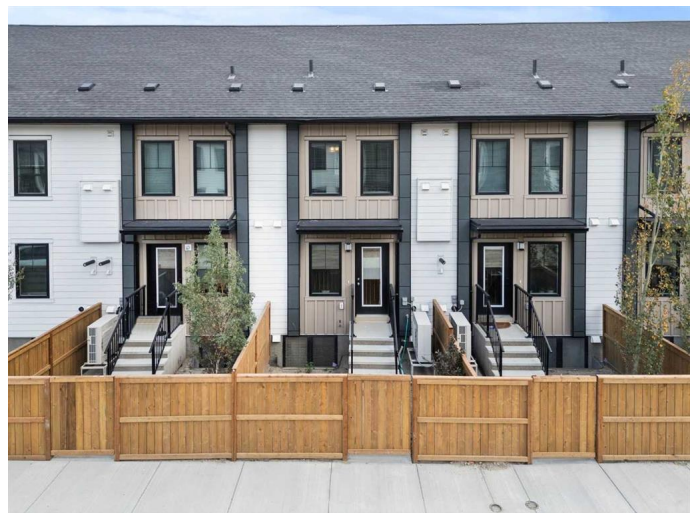
Livingston, Calgary, Alberta

Welcome to the Ambrosia by Avalon Master Builder, 2-bedroom, 2.5-bath two-storey townhome in Livingston. This home is built with energy-efficient features including triple-pane windows, advanced insulation, and a solar panel rough-in. The open-concept main floor includes luxury vinyl plank flooring, recessed lighting, and a living/dining area with access to a fully fenced backyard that includes a BBQ gas line, landscaping, and irrigation. The kitchen is equipped with quartz countertops and a Whirlpool appliance package. Upstairs, each bedroom has an ensuite bathroom, along with convenient upper-floor laundry and an additional 4-piece bath. Exterior features include durable Hardie Board siding. Located near the Livingston Hub with access to parks, rink, and courts, and with quick access to Stoney Trail, YYC Airport, and CrossIron Mills.

Built in 2025

## Essential Information

MLS® #	A2259363
Price	\$389,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.00



Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	14653 1 Street Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B 3P6

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Other
Basement	None

### Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Close to Clubhouse, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 23rd, 2025
Days on Market	7
Zoning	TBD

HOA Fees	445
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Bode Platform Inc.
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