

14770 1ST Street NW
Calgary, Alberta

MLS # A2174994



\$504,900

Division:	Livingston		
Type:	Residential/Other		
Style:	3 Storey		
Size:	1,318 sq.ft.	Age:	2025 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 253
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Welcome to the Fen by Rohit Homes! This stylish 1,317 sq. ft. townhome in the thriving community of Livingston, NW Calgary, offers the perfect mix of comfort and convenience. With 3 bedrooms, 2.5 baths, and a single attached garage, this home is thoughtfully designed for modern living. The main floor boasts a spacious kitchen, ideal for meal prep and gatherings, which flows into a bright living and dining area with access to a private balcony. Upstairs, you'll find the primary bedroom, complete with a walk-in closet, ensuite, and a second balcony, creating a peaceful retreat. Two additional bedrooms, a stacked laundry, and a shared full bath provide convenience and space for family or guests. The interior design finishings have been meticulously selected by award-winning designer Louis Duncan-He, whose work has been featured in Architectural Digest, Style at Home, House and Home Magazine, and HGTV. Upgraded light fixtures, sophisticated herringbone flooring, and black and gold hardware throughout add a touch of elegance and style. Livingston offers easy access to major roads, shopping, dining, and recreation. Once completed, this vibrant community will feature over 1,000 acres of residential and commercial areas, beautiful parks, pathways, and a state-of-the-art Homeowners Association facility. Make the Fen your new home and enjoy all that this growing community has to offer! Contact us for more details!