

14766 1ST Street NW  
Calgary, Alberta

MLS # A2177907



## \$299,900

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 Storey		
<b>Size:</b>	505 sq.ft.	<b>Age:</b>	2025 (-1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 135
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to the Cedar by Rohit Homes! This stylish 505 sq. ft. townhome in the vibrant community of Livingston, NW Calgary, is a cozy and smart choice for first-time home buyers or investors. Offering a well-designed layout, this one-bedroom, one-bathroom home combines functionality and style. The kitchen features ample storage, ideal for culinary enthusiasts and hosting small gatherings, and flows into a bright living area with access to your private patio &mdash; perfect for relaxing or enjoying the outdoors. The primary bedroom provides a comfortable retreat, with thoughtful storage solutions throughout, making the most of every square foot. Design elements are enhanced by award-winning designer Louis Duncan-He, who has been featured in Architectural Digest, Style at Home, House and Home Magazine, and HGTV, ensuring a tasteful, modern finish. From upgraded light fixtures to sleek hardware, each detail adds a touch of sophistication to the space. Livingston offers easy access to major roads, shopping, dining, and recreation. As this thriving community continues to grow, it will feature over 1,000 acres of residential and commercial areas, scenic parks, pathways, and a state-of-the-art Homeowners Association facility. Make the Cedar your new home or investment and experience all that this community has to offer! Contact us for more details!