

105, 14880 1 Street NW  
Calgary, Alberta

MLS # A2241351

**\$464,900**



<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,475 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 253
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	TBC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		

**Inclusions:** None

Brand new 3 bedroom, 2.5-bath Ferrera model townhome by Rohit in the vibrant community of Livingston. Featuring 1,475 sq ft of modern living space, this home offers a single attached garage, two private balconies, and an open concept layout ideal for families or professionals. Located less than 15 minutes from Calgary International Airport with quick access to Stoney Trail and Deerfoot Trail, commuting is a breeze. Surrounded by parkland, trails, and green spaces including three unique parks, an off leash dog park, a bike pump track, and accessible playgrounds. This community supports an active, outdoor lifestyle. Nearby schools include Cambrian Heights (K&ndash;6), Colonel Irvine (7&ndash;9), and James Fowler High School (10&ndash;12), making this a perfect home for growing families seeking modern living with unbeatable convenience. Don't miss it, book your showing today!