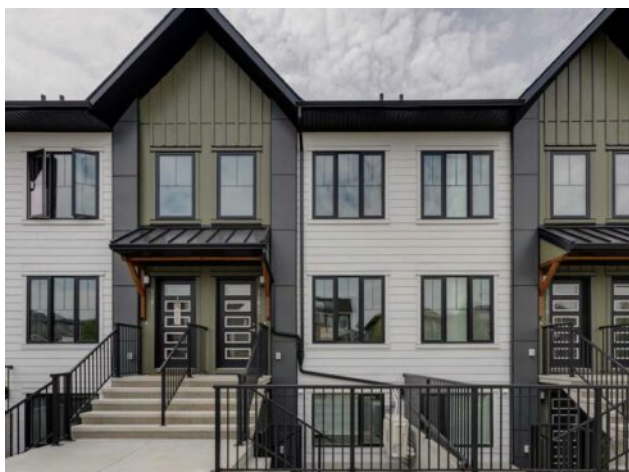


14653 1 Street NE
Calgary, Alberta

MLS # A2274965



\$369,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Livingston | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse-Stacked | | |
| Size: | 1,095 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Assigned, Stall | | |
| Lot Size: | 0.00 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Level, Low Maintenance Landscape | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 248 |
| Basement: | None | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | TBD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance | | |

Inclusions: None

OPEN HOUSE SATURDAY DEC 13 from 1:00PM to 4:00PM. ***QUICK POSSESSION*** Welcome to the Ambrosia at ZEN Livingston – a stylish, energy-efficient townhome built by a NET ZERO builder! Offering 1,095 sq ft of thoughtfully designed living space, this 2 BED, 2.5 bath home features TRIPLE-PANE windows, advanced insulation, and a rough-in for solar panels – all contributing to lower utility bills and year-round comfort. The OPEN CONCEPT main floor showcases Nuova Luxury VINYL PLANK flooring, pot lights with knock-down ceilings, and a BRIGHT LIVING AND DINING area that flows into your WEST FACING BACKYARD that is FULLY FENCED, perfect for those with kids, pets or wanting to enjoy some privacy – complete with BBQ GAS LINE, landscaping, and irrigation. The modern kitchen includes dark diavik QUARTZ COUNTERTOPS and a 6-piece Whirlpool appliance package. Upstairs, you'll find two spacious bedrooms including a primary suite with an ensuite bathroom, upstairs laundry and an additional 4-pc bath. Enjoy HARDIE BOARD siding (hail/fire-resistant), and be part of a vibrant community just steps from the Livingston Hub with splash park, rink, courts & more! Quick access to Stoney Trail (3 min), YYC Airport (13 min), and CrossIron Mills (11 min). AIRBNB friendly! ***2ND PARKING STALL may be available for purchase*** Some photos are representative. Visit the showhome at 56 Livingston Parade NE for more details!