

102, 14800 1 Street  
Calgary, Alberta

MLS # A2275170



# \$429,000

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Livingston             |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | Townhouse-Stacked      |               |                   |
| <b>Size:</b>     | 1,483 sq.ft.           | <b>Age:</b>   | 2026 (-1 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <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, Ceramic Tile, Vinyl Plank               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | \$ 253 |
| <b>Basement:</b>   | None                                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                        | <b>Zoning:</b>    | TBD    |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** N/A

Welcome to The Fererra by Rohit Homes, a stunning unit that combines modern design with everyday comfort. The open floor plan showcases sleek finishes highlighted by bold green cabinetry, a spacious pantry, and plenty of countertops and storage to inspire your culinary side. The bright living room is perfect for entertaining, while the dining area opens onto a private balcony ideal for relaxing evenings. A stylish powder room completes the main level. Upstairs, you'll find three bedrooms including a luxurious primary suite with a five-piece ensuite and walk-in closet. A four-piece main bathroom and convenient upper-floor laundry add to the thoughtful layout. Located in the sought-after community of Livingston, residents enjoy access to parks, pathways, and a state-of-the-art community center, along with close proximity to shopping, dining, schools, and major roadways. The Bergen by Rohit Homes is more than a home—it's a lifestyle in one of Calgary's most vibrant communities.