

14679 1 Street NE
Calgary, Alberta

MLS # A2285746

\$265,900



Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	546 sq.ft.	Age:	2026 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Low Maintenance Landscape, Street Lighting		
Heating:	Baseboard, Electric		
Floors:	Carpet, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	None		
Exterior:	Cement Fiber Board, Wood Frame		
Foundation:	Poured Concrete		
Features:	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance		
Inclusions:	N/A		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 124		
LLD:	-		
Zoning:	TBD		
Utilities:	-		

Welcome to the Braeburn at ZEN Livingston – a stylish, energy-efficient townhome built by a NET ZERO builder! Offering 536sq ft of thoughtfully designed space, this 1 BED, 1 BATH home features triple-pane windows, advanced insulation, and modern construction that keeps comfort high. The open-concept main floor boasts LUXURY VINYL PLANK flooring and a bright living area. The sleek kitchen is complete with quartz countertops and a 6-piece Whirlpool appliance package. Built with HARDIE BOARD siding (hail/fire-resistant) for long-lasting durability, this home is ideal for first-time buyers. Be part of a vibrant community just steps from the Livingston Hub with splash park, rink, courts & more! Plus, enjoy quick access to Stoney Trail (3 min), YYC Airport (13 min), and CrossIron Mills (11 min).