

**111 148 Avenue NW  
Calgary, Alberta**

**MLS # A2214400**



**\$509,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,322 sq.ft.	<b>Age:</b>	2025 (0 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, 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>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** n/a

Breathe easy in The FEN by Rohit Homes, a sun-drenched retreat offering 1322 square feet of airy living space. Imagine an open floor plan bathed in natural light, anchored by a cheerful kitchen boasting ample cabinetry and sleek countertops. Step out onto your expansive balcony, just off the kitchen, perfect for morning coffee or evening breezes. Upstairs, discover three delightful bedrooms, including a primary suite with its own private balcony and a 4-piece ensuite. A second 4-piece bathroom and convenient closet laundry complete this bright and welcoming home, all complemented by the ease of a single attached garage. Nestled within Livingston, one of Calgary's most coveted communities, residents enjoy access to an array of exceptional amenities, including verdant parks, scenic pathways, and a state-of-the-art community center. With effortless connectivity to retail destinations, diverse dining options, esteemed schools, and major transportation routes, this location offers an unparalleled lifestyle of convenience and connection. Seize the opportunity to own The FEN by Rohit Homes, a residence that truly stands apart within the vibrant tapestry of Livingston. Contact us today to experience firsthand the exceptional allure of this remarkable home.