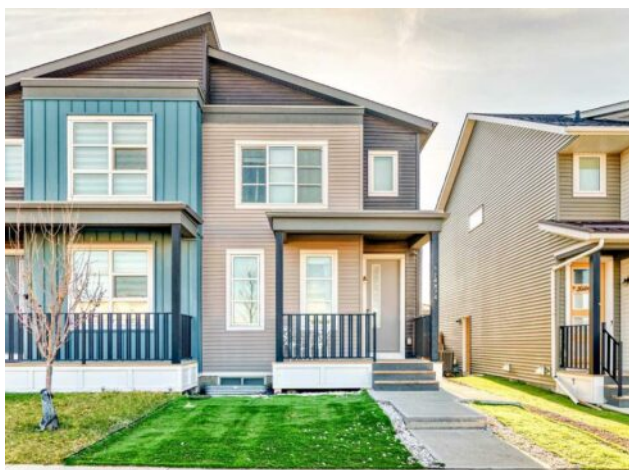


14874 1 Street NE  
Calgary, Alberta

MLS # A2215843



\$679,900

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,527 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance		

Inclusions: N/A

Fantastic opportunity for first-time buyers, investors, or multi-generational living! Welcome to this stylish semi-detached home in the thriving community of Livingston. Featuring an open floor plan with 9-foot ceilings, this home offers 3 generously sized bedrooms, 2.5 bathrooms, and a versatile bonus room upstairs &mdash; perfect for a home office, playroom, or second living space. The main floor impresses with a modern kitchen equipped with quartz countertops, stainless steel appliances, and a spacious dining and living area filled with natural light. The fully developed 1-bedroom LEGAL basement suite offers a private entrance, its own laundry, full kitchen, and bathroom &mdash; a great mortgage helper or investment opportunity. Completing the home is an oversized double detached garage, ideal for extra storage or a workshop. Located close to schools, shopping, HOA amenities (community center, splash park, skating rink, playgrounds), and major road access. A perfect blend of functionality, style, and income potential &mdash; don't miss out!