

14874 1 Street NE
Calgary, Alberta

MLS # A2228653



\$599,000

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,533 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, City Lot		

Heating:	Central	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, Quartz Counters, Separate Entrance		

Inclusions: None

Fantastic Opportunity in Livingston – Half Duplex with car garage & Legal Suite! Stylish and functional semi-detached home in the sought-after community of Livingston, perfect for first-time buyers, investors, or multi-generational families. This home features 3 spacious bedrooms, 2.5 bathrooms, and a versatile bonus room upstairs — ideal for a home office or second living area. The open-concept main floor boasts 9-ft ceilings, a modern kitchen with quartz countertops, stainless steel appliances, and plenty of natural light. The fully developed legal 1-bedroom basement legal suite includes a private entrance, separate laundry, full kitchen, and 4-piece bath — a great mortgage helper or income opportunity. Enjoy the oversized double detached garage offering ample storage or workspace. Located close to schools, shopping, HOA amenities (community center, splash park, skating rink, playgrounds), and major routes for easy commuting. Don’t miss this incredible value in a thriving community!