

**14209 1 Street NW
Calgary, Alberta**

MLS # A2254422



\$524,900

Division:	Carrington		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,721 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Insulated		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape, Many Tre		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: none

****Bright Corner Townhouse | 4 Bedrooms | 2.5 Bathrooms | Double Attached Heated Garage | Central A/C**** Welcome to 14209 1 Street NW, a spacious corner townhouse that blends comfort, style, and convenience. Offering 4 bedrooms, 2.5 bathrooms, a ****double finished attached garage****, and the rare bonus of ****central air conditioning****, this home delivers exceptional value in a desirable NW Calgary location. The main floor is filled with natural light from large windows, creating a bright and inviting atmosphere. The kitchen is a chef's delight, equipped with premium appliances including a ****Miele dishwasher**** and ****KitchenAid induction cooktop and oven****—perfect for everyday living and entertaining. Upstairs, the generous primary suite includes a private ensuite, while two additional bedrooms provide versatility for family, guests, or a home office. An additional room on the lower level is a great addition as an office, playroom, library, craft/hobbies room or guests' bedroom. With 2.5 bathrooms, mornings and busy days flow with ease. As a corner unit, the home enjoys extra privacy and natural light. The ****double attached garage**** provides secure parking and additional storage, while ****central A/C**** ensures year-round comfort—an uncommon luxury in Calgary townhomes. Situated in a convenient NW community, you're close to schools, parks, shopping, and major routes for an easy lifestyle. ****Key Features:**** * 4 bedrooms, 2.5 bathrooms * Corner unit with extra natural light * Premium kitchen appliances: Miele dishwasher, KitchenAid induction cooktop & oven * ****Rare central air conditioning**** for year-round comfort * ****Double finished attached garage**** with storage potential * Spacious and versatile layout * Great NW Calgary location near amenities This move-in-ready townhouse offers space, style, and comfort that's

hard to find. Book your private showing today!