

**15049 1 Street NW
Calgary, Alberta**

MLS # A2259606



\$699,999

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,773 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: In-legal suite: Refrigerator, Stove, Built-in Dish Washer, Microwave Hood Fan, Window Coverings, Stacked Washer/Dryer

Stunning 4-Bedroom Home including a Legal Basement Suite on a Prime Corner Lot in Livingston NW. Discover the perfect blend of style, functionality, and income potential with this beautifully maintained 4-bedroom, 3.5-bath home located on a sought-after corner lot in the dynamic and growing community of Livingston. Designed with modern living in mind, the main level boasts a bright open-concept layout featuring durable vinyl plank flooring, a spacious living and dining area, an office/den and a contemporary kitchen complete with quartz countertops, stainless steel appliances, and ample cabinetry. Upstairs, enjoy a cozy bonus room ideal for a family retreat, along with three generously sized bedrooms. The elegant primary suite offers a walk-in closet and a spa-inspired ensuite with dual vanities and a walk-in shower. The fully developed legal basement suite includes a private entrance, one bedroom, a full kitchen, laundry, bathroom, and luxury vinyl plank flooring. Currently operating as a successful Airbnb, it presents a fantastic opportunity for rental income or extended family living. Step outside to an oversized deck with gas line for BBQ and low-maintenance yard—perfect for relaxing or entertaining. The property also includes a double detached garage with alley access, offering both convenience and ample storage. Additional highlights: Brand-new roof shingles and siding Walking distance to parks, playgrounds, future schools, and local amenities This exceptional property offers incredible value for families, investors, or anyone looking to enjoy all that Livingston has to offer. Don't miss your opportunity to own this turnkey home with built-in income potential in one of Calgary's most vibrant new communities!