

# \$685,000 - 14874 1 Street Ne, Calgary

MLS® #A2215843

**\$685,000**

4 Bedroom, 4.00 Bathroom, 1,527 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

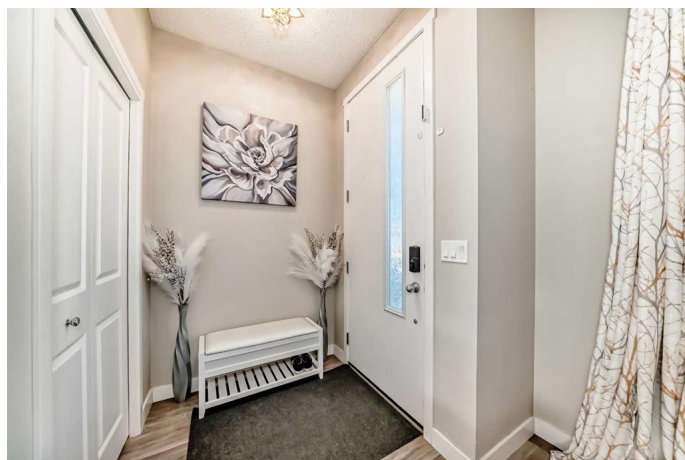
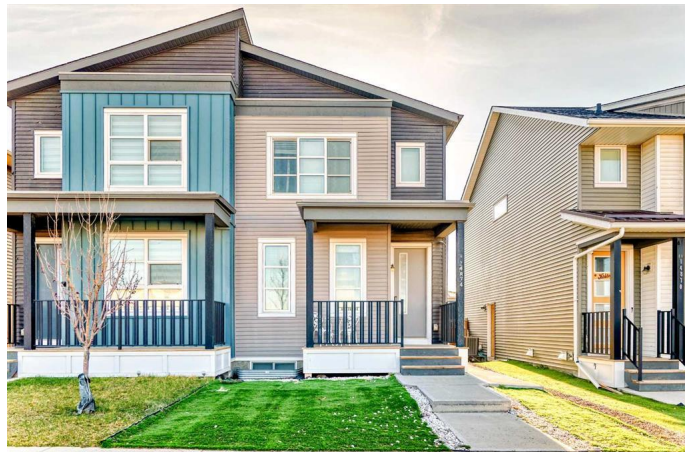
Fantastic opportunity for first-time buyers, investors, or multi-generational living! Welcome to this stylish semi-detached home in the thriving community of Livingston.

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 – 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 – 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 – don't miss out!

Built in 2020

## Essential Information

MLS® #	A2215843
Price	\$685,000
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,527
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	14874 1 Street Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0Z3

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 28th, 2025

Days on Market        1

Zoning                 R-G

HOA Fees              480

HOA Fees Freq.       ANN

### **Listing Details**

Listing Office           Real Broker

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