

\$432,500 - 14653 1 Street Ne, Calgary

MLS® #A2141489

\$432,500

2 Bedroom, 3.00 Bathroom, 1,210 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Discover Avalon Homes' newest 2-bed, 2.5-bath townhome, epitomizing modern living in the premier ZEN Net Zero Community. This residence will have an open-concept floor plan, seamlessly integrating contemporary design with energy efficiency. Triple-pane windows, an airtight building envelope, and added insulation enhance quietness and sustainability. Step into your private oasis with a fenced yard, providing the perfect outdoor retreat. Enjoy the convenience of dedicated parking, ensuring a hassle-free experience for homeowners. Inside, two spacious bedrooms and well-appointed bathrooms offer both comfort and functionality. The Fresh Air System (HRV) ensures a continuous clean air supply, while the high-performance natural gas furnace contributes to overall efficiency. Energy-efficient appliances and lighting add the final touch to this thoughtfully crafted residence. *Photos are representative* CHBA Net Zero and Net Zero Ready Labelled certifications are available with upgrades.

Built in 2024

Essential Information

MLS® #	A2141489
Price	\$432,500
Sold Price	\$432,500
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	14653 1 Street Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B3P6

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Other
Basement	None

Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	July 3rd, 2024
Days on Market	19
Zoning	TBD
HOA Fees	468.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Bode Platform Inc.

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