

# \$439,000 - 108, 14800 1 Street Nw, Calgary

MLS® #A2243942

**\$439,000**

3 Bedroom, 3.00 Bathroom, 1,475 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

**\*\* OPEN HOUSE at showhome Unit 101, 20 Sage Meadows Landing NW \*\* Saturday, September 13th 1-3pm \*\*** Discover the Ferrera by Rohit Homes, a 3-bedroom, 2.5-bath townhome combining refined design, everyday functionality, and an unbeatable location in the vibrant community of Livingston. Spanning 1,475 sq ft, this stylish townhome features two private balconies, an attached single garage, and an open-concept layout perfect for professionals, families, or savvy investors seeking a low-maintenance, high-style lifestyle.

This home showcases Rohit's Neoclassical Revival Designer Interior, where classic elegance meets modern comfort. Expect layered textures, sophisticated finishes, and timeless tones that create a truly polished and elevated feel throughout the home.

Step inside to soaring 9' ceilings and a thoughtfully designed main floor. The gourmet kitchen features upgraded cabinetry with crown molding, quartz countertops, a contemporary tile backsplash, and stainless-steel appliances, all flowing seamlessly into the bright dining and living areas. A private balcony extends your living space outdoors, ideal for morning coffee or casual evenings with friends.

Upstairs, the primary suite offers a serene escape with a generous walk-in closet and a beautifully detailed ensuite. Two additional bedrooms, a full bath, and upper-floor laundry with a washer and dryer complete this efficient



layout with modern convenience.  
Enjoy peace of mind with Rohit's comprehensive 1-2-5-10 year new home warranty. Plus, you'll benefit from maintenance-free landscaping and access to a shared green space, perfect for relaxing close to home.

Livingston isn't just a neighbourhood, it's a growing hub designed for connection and active living. With over 200 acres of parks and green spaces, you'll find off-leash dog areas, bike pump tracks, and playgrounds nearby. At the centre is the Livingston Hub, a 35,000 sq ft resident-only facility featuring a gymnasium, splash park, skating rink, banquet hall, tennis courts, and vibrant HOA-run events year-round.

Whether you're looking for a forever home or a flexible investment, this Ferrera townhome offers the perfect blend of design, value, and community. With quick access to Stoney Trail, Deerfoot, and the Calgary Airport your commute is a breeze. Nearby schools include Cambrian Heights (K-6), Colonel Irvine (7-9), and James Fowler (10-12) making it ideal for growing families.

Book your private tour today and experience elevated townhome living in Calgary's thriving north.

Built in 2025

**Essential Information**

MLS® #	A2243942
Price	\$439,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,475
Acres	0.00
Year Built	2025

Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	108, 14800 1 Street Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2M3

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 28th, 2025
Days on Market	49
Zoning	TBC
HOA Fees	467
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                    eXp Realty

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