

\$699,999 - 15049 1 Street Nw, Calgary

MLS® #A2259606

\$699,999

4 Bedroom, 4.00 Bathroom, 1,773 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

Stunning 3-Bedroom Home with 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 3-bedroom, 2.5-bath home located on a sought-after corner lot in the dynamic and growing community of Livingston NW.

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 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!

Built in 2022

Essential Information

MLS® #	A2259606
Price	\$699,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,773
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	15049 1 Street Nw
Subdivision	Livingston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1R6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Off Street
# of Garages	2

Interior

Interior 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)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Corner Lot, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	28
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.