

\$399,900 - 14653 1 Street Ne, Calgary

MLS® #A2235000

\$399,900

2 Bedroom, 3.00 Bathroom, 1,210 sqft
Residential on 0.00 Acres

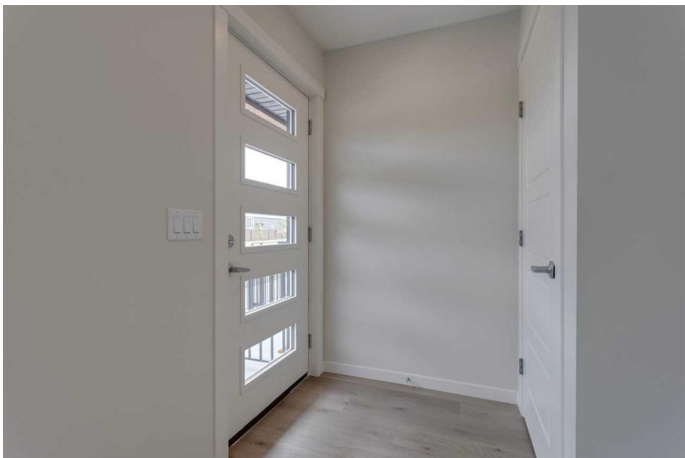
Livingston, Calgary, Alberta

Welcome to the Ambrosia by Avalon Master Builder, a stunning 2-bedroom, 2.5-bathroom two-story townhome designed for modern living. This EnerGuide-certified home features open-concept living with a spacious kitchen island, perfect for entertaining, and luxurious vinyl plank (LVP) flooring throughout the main level and bathrooms. Each bedroom boasts its own private ensuite for added comfort and convenience, while upper-floor laundry provides maximum functionality. Built to 2030 and beyond building code standards, it features superior insulation, triple-pane windows, and advanced construction techniques that keep energy costs low and comfort high. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency and style. Photos are representative.

Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2235000 |
| Price | \$399,900 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,210 |
| Acres | 0.00 |



| | |
|------------|---------------|
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 14653 1 Street Ne |
| Subdivision | Livingston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T4B 3P6 |

Amenities

| | |
|----------------|-------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Other |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Lighting, Private Entrance |
| Lot Description | Landscaped, Low Maintenance Landscape, Close to Clubhouse |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 1st, 2025 |
| Days on Market | 10 |
| Zoning | TBD |

| | |
|----------------|-----|
| HOA Fees | 445 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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.