# \$419,000 - 105, 14800 1 Street Nw, Calgary

MLS® #A2241351

### \$419,000

3 Bedroom, 3.00 Bathroom, 1,475 sqft Residential on 0.00 Acres

Livingston, Calgary, Alberta

\*\* Open House at Showhome - Sage Point
Townhomes - Unit #101, 20 Sage Meadows
Landing NW - Friday, October 31st 1-3pm \*\*
Welcome to the Ferrera by Rohit Homes â€"
Modern Living in the Heart of Livingston: Step
into this beautifully designed 3-bedroom,
2.5-bath townhome offering 1,475 sq ft of
stylish and functional living space in the vibrant
and fast-growing community of Livingston.
Featuring two private balconies, an
open-concept main floor, and a single
attached garage, this home checks all the
boxes for families, professionals, or anyone
looking for low-maintenance luxury with
lifestyle at the forefront.

Designed with the stunning Ethereal Zen Designer Interiorâ,¢, this home embraces soft, calming tones and natural texturesâ€"perfect for those who value a clean, modern aesthetic with eco-conscious touches. The open-concept main floor features 9-foot ceilings and a bright, functional layout perfect for both entertaining and everyday living. The kitchen showcases modern crown molding on the upper cabinets, quartz countertops, a sleek tile backsplash, and stainless-steel appliances. The kitchen flows effortlessly into the dining and living areas, which open to a private balconyâ€"a perfect spot to unwind or host guests.

Upstairs, the primary suite offers a peaceful retreat with a spacious walk-in closet and a stylish ensuite bathroom. Two additional bedrooms, a full bathroom, and a convenient







upper-floor laundry, complete with washer and dryer, add practicality to this thoughtful design. Built by Rohit Homes, this property includes a 1-2-5-10 year new home warranty, giving you peace of mind. Enjoy beautifully landscaped, maintenance-free living, with access to a central green space that offers the perfect place to relax outdoors.

Livingston is more than just a place to liveâ€"it's a lifestyle destination. With over 200 acres of open space, residents enjoy multiple parks, playgrounds, a bike pump track, off-leash dog park, and scenic pathways. At the heart of it all is the Livingston Hub, a 35,000 sq ft year-round community centre exclusive to residents and located less than 5 minutes away. The Hub offers a gymnasium, splash park, outdoor skating rink, tennis courts, banquet spaces, and year-round eventsâ€"all managed through the community's active Homeowners Association (HOA).

Located just 15 minutes from Calgary International Airport, with quick access to Stoney Trail and Deerfoot Trail, commuting across the city is easy and efficient. Nearby schools include Cambrian Heights (K–6), Colonel Irvine (7–9), and James Fowler High School (10–12), making it an ideal home for growing families.

Whether you're looking for your first home, a stylish upgrade, or a smart investment, the Ferrera offers unbeatable design, convenience, and community connection. Don't miss your chance to live in one of Calgary's most exciting new neighborhoods. Book your private showing today!

Built in 2025

#### **Essential Information**

MLS® #

A2241351

Price \$419,000

3

Bedrooms

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 Stacked Townhouse

Status Active

## **Community Information**

Address 105, 14800 1 Street Nw

Subdivision Livingston

City Calgary

County Calgary

Province Alberta

Postal Code T3P 2M3

#### **Amenities**

Amenities Other

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features High Ceilings, Open Floorplan

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Washer, Stove(s)

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Other

Lot Description Other

Roof Asphalt

Construction Wood Frame, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 18th, 2025

Days on Market 103

Zoning TBC

HOA Fees 467

HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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