

# \$439,000 - 105, 14800 1 Street Nw, Calgary

MLS® #A2241351

**\$439,000**

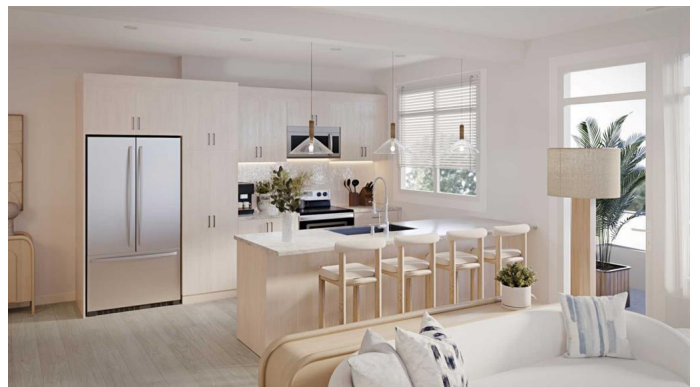
3 Bedroom, 3.00 Bathroom, 1,475 sqft  
Residential on 0.00 Acres

Livingston, Calgary, Alberta

**\*\* OPEN HOUSE** at showhome Unit 101, 20 Sage Meadows Landing NW **\*\* Saturday, September 13th 1-3pm \*\*** Welcome to the Ferrera by Rohit Homes – 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 Interior, this home embraces soft, calming tones and natural textures – 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 balcony – 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 live—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 events—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	\$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	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, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Other
Roof	Asphalt

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	61
Zoning	TBC
HOA Fees	467
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.