

# \$524,900 - 14209 1 Street Nw, Calgary

MLS® #A2254422

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,721 sqft

Residential on 0.02 Acres

Carrington, Calgary, Alberta

**\*\*Bright Corner Townhouse | 4 Bedrooms | 2.5 Bathrooms | Double Attached Heated Garage | Central A/C\*\***

Welcome to 14209 1 Street NW, a spacious corner townhouse that blends comfort, style, and convenience. Offering 4 bedrooms, 2.5 bathrooms, a **\*\*double finished attached garage\*\***, and the rare bonus of **\*\*central air conditioning\*\***, this home delivers exceptional value in a desirable NW Calgary location.

The main floor is filled with natural light from large windows, creating a bright and inviting atmosphere. The kitchen is a chef's delight, equipped with premium appliances including a **\*\*Miele dishwasher\*\*** and **\*\*KitchenAid induction cooktop and oven\*\***—perfect for everyday living and entertaining.

Upstairs, the generous primary suite includes a private ensuite, while two additional bedrooms provide versatility for family, guests, or a home office. An additional room on the lower level is a great addition as an office, playroom, library, craft/hobbies room or guests' bedroom. With 2.5 bathrooms, mornings and busy days flow with ease.

As a corner unit, the home enjoys extra privacy and natural light. The **\*\*double attached garage\*\*** provides secure parking



and additional storage, while **central A/C** ensures year-round comfort—an uncommon luxury in Calgary townhomes.

Situated in a convenient NW community, you’re close to schools, parks, shopping, and major routes for an easy lifestyle.

**Key Features:**

- \* 4 bedrooms, 2.5 bathrooms
- \* Corner unit with extra natural light
- \* Premium kitchen appliances: Miele dishwasher, KitchenAid induction cooktop & oven
- \* **Rare central air conditioning** for year-round comfort
- \* **Double finished attached garage** with storage potential
- \* Spacious and versatile layout
- \* Great NW Calgary location near amenities

This move-in-ready townhouse offers space, style, and comfort that’s hard to find. Book your private showing today!

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2254422      |
| Price          | \$524,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,721         |
| Acres          | 0.02          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 14209 1 Street Nw |
| Subdivision | Carrington        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3P1Y4            |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Park                                            |
| Parking Spaces | 2                                               |
| Parking        | Alley Access, Double Garage Attached, Insulated |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, Walk-In Closet(s)                                                                                                                                        |
| Appliances        | Central Air Conditioner, Convection Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Range Hood |
| Heating           | Central, Natural Gas                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                                        |
| Fireplaces        | Electric, Master Bedroom                                                                                                                                                                                 |
| Basement          | None                                                                                                                                                                                                     |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                                                    |
| Lot Description   | Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape, Many Trees |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Wood Frame                                                               |
| Foundation        | Poured Concrete                                                          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 11                  |

Zoning

M-1

## **Listing Details**

Listing Office

Century 21 Argos Realty

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