

# \$419,000 - 108, 14800 1 Street Nw, Calgary

MLS® #A2260131

**\$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 - Monday, October 13th 1-4pm \*\***

Discover the Ferrera by Rohit Homes, a 3-bedroom, 2.5-bath townhome combining refined design, everyday functionality, and an unbeatable location in the vibrant community of Livingston. Spanning 1,475 sq ft, this stylish townhome features two private balconies, an attached single garage, and an open-concept layout perfect for professionals, families, or savvy investors seeking a low-maintenance, high-style lifestyle.

This home showcases Rohit's Neoclassical Revival Designer Interior, where classic elegance meets modern comfort. Expect layered textures, sophisticated finishes, and timeless tones that create a truly polished and elevated feel throughout the home.

Step inside to soaring 9' ceilings and a thoughtfully designed main floor. The gourmet kitchen features upgraded cabinetry with crown molding, quartz countertops, a contemporary tile backsplash, and stainless-steel appliances, all flowing seamlessly into the bright dining and living areas. A private balcony extends your living space outdoors, ideal for morning coffee or casual evenings with friends.

Upstairs, the primary suite offers a serene escape with a generous walk-in closet and a beautifully detailed ensuite. Two additional bedrooms, a full bath, and upper-floor laundry with a washer and dryer complete this efficient



layout with modern convenience.  
Enjoy peace of mind with Rohit's  
comprehensive 1-2-5-10 year new home  
warranty. Plus, you'll benefit from  
maintenance-free landscaping and access to a  
shared green space, perfect for relaxing close  
to home.

Livingston isn't just a neighbourhood,  
it's a growing hub designed for connection  
and active living. With over 200 acres of parks  
and green spaces, you'll find off-leash dog  
areas, bike pump tracks, and playgrounds  
nearby. At the centre is the Livingston Hub, a  
35,000 sq ft resident-only facility featuring a  
gymnasium, splash park, skating rink, banquet  
hall, tennis courts, and vibrant HOA-run events  
year-round.

Whether you're looking for a forever home or a  
flexible investment, this Ferrera townhome  
offers the perfect blend of design, value, and  
community. With quick access to Stoney Trail,  
Deerfoot, and the Calgary Airport your  
commute is a breeze. Nearby schools include  
Cambrian Heights (K-6), Colonel Irvine  
(7-9), and James Fowler (10-12) making  
it ideal for growing families.

Book your private tour today and experience  
elevated townhome living in Calgary's  
thriving north.

Built in 2025

Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2260131  |
| Price          | \$419,000 |
| 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    | Stacked Townhouse |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 108, 14800 1 Street Nw |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 2M3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 1                      |
| 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                                                         |
| Basement          | None                                                         |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Other              |
| Lot Description   | Other              |
| Roof              | Asphalt            |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 19                   |
| Zoning         | TBC                  |
| HOA Fees       | 467                  |
| HOA Fees Freq. | ANN                  |

Listing Details

Listing Office                    eXp Realty

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