



# 14800 1 Street Calgary Alberta

\$389,900

\*\* Open House at Rohit Livingston Showhome located at: 14798 1 Street NW - Thursday, Mar. 12th 5 to 7pm, Friday, Mar. 13th 2-6pm and Saturday, March 14th 12-5pm \*\* Discover the Birch by Rohit Homes, a pre-construction 3-bedroom, 2.5-bath townhome that perfectly blends modern design, everyday functionality, and an unbeatable location in the vibrant community of Livingston. Offering 1,341 sq ft of thoughtfully designed living space, this home features a double attached garage and an open-concept layout ideal for professionals, families, or investors seeking stylish, low-maintenance living. This home showcases Rohit's Neoclassical Designer Interior(TM), characterized by bold contrasts, contemporary finishes, and a clean, modern aesthetic. Expect sleek cabinetry, striking accents, and a sophisticated palette that creates a refined yet inviting atmosphere. Inside, enjoy 9' ceilings and a bright, efficient main floor. The kitchen is beautifully finished with upgraded cabinetry, quartz countertops, a modern tile backsplash, and stainless steel appliances, seamlessly flowing into the spacious dining and living areas perfect for entertaining or relaxing at home. Upstairs, the primary suite offers a walk-in closet and a well-appointed ensuite. Two additional bedrooms, a full bath, and convenient upper-floor laundry with washer and dryer complete the upper level with comfort and practicality in mind. You'll also benefit from Rohit's new home warranty (1-2-5-10 years), low-maintenance landscaping, and shared green space designed for stress-free living. Located in Livingston, a connected, amenity-rich community offering over 200 acres of green space, off-leash areas, bike paths, and the impressive 35,000 sq ft Livingston Hub featuring a gymnasium, splash park, skating rink, tennis courts, and more. With quick access to Stoney Trail, Deerfoot Trail, and Calgary International Airport,...

2pc Bathroom .00 Ft x .00 Ft  
 Living room 13.50 Ft x 12.08 Ft  
 Dining room 15.42 Ft x 9.00 Ft  
 3pc Bathroom .00 Ft x .00 Ft

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 Primary Bedroom 9.58 Ft x 11.33 Ft  
 Bedroom 9.00 Ft x 8.42 Ft  
 Bedroom 8.92 Ft x 10.58 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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