

# \$599,000 - 14874 1 Street Ne, Calgary

MLS® #A2228653

**\$599,000**

4 Bedroom, 4.00 Bathroom, 1,533 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Fantastic Opportunity in Livingston – Half Duplex with car garage & Legal Suite!

Stylish and functional semi-detached home in the sought-after community of Livingston, perfect for first-time buyers, investors, or multi-generational families. This home features 3 spacious bedrooms, 2.5 bathrooms, and a versatile bonus room upstairs – ideal for a home office or second living area. The open-concept main floor boasts 9-ft ceilings, a modern kitchen with quartz countertops, stainless steel appliances, and plenty of natural light.

The fully developed legal 1-bedroom basement legal suite includes a private entrance, separate laundry, full kitchen, and 4-piece bath – a great mortgage helper or income opportunity. Enjoy the oversized double detached garage offering ample storage or workspace.

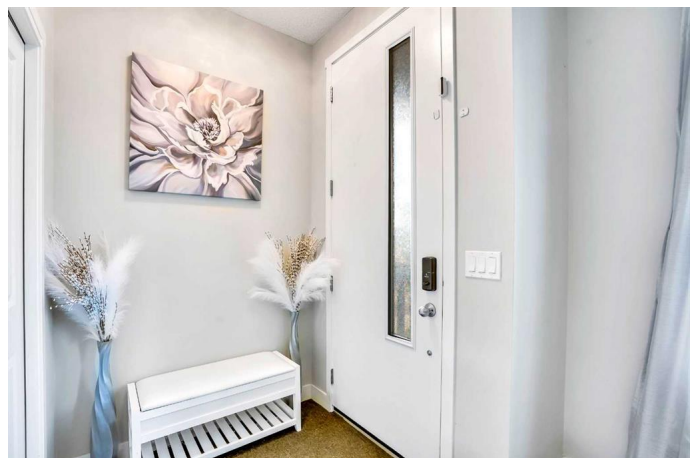
Located close to schools, shopping, HOA amenities (community center, splash park, skating rink, playgrounds), and major routes for easy commuting. Don't miss this incredible value in a thriving community!

Built in 2020

## Essential Information

MLS® #

A2228653



Price	\$599,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,533
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	14874 1 Street Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0Z3

### Amenities

Amenities	Clubhouse, Community Gardens, Dog Park, Guest Suite, Party Room
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, ENERGY STAR Qualified Dishwasher, Microwave Hood Fan, Refrigerator
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Balcony, Private Yard
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Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	480
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Comox Realty
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