

# \$575,000 - 14858 1 Street Ne, Calgary

MLS® #A2221219

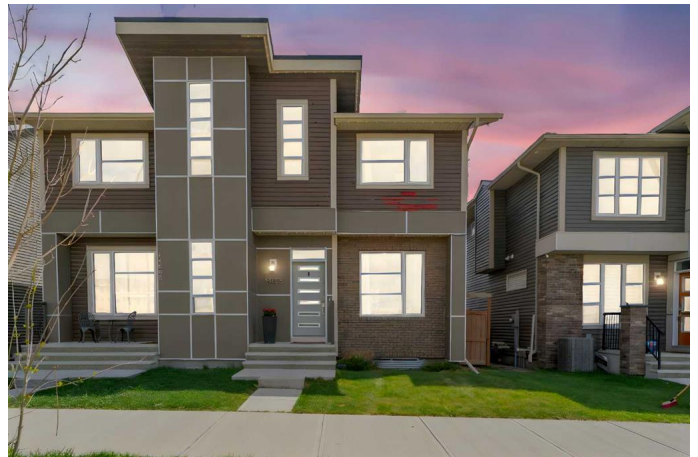
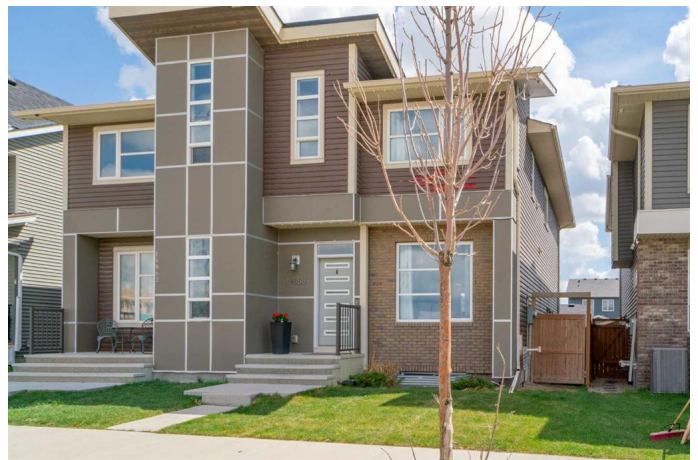
**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,612 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

NEW PRICE on the BEST Duplex in Livingston! Original Ownership, Fully Upgraded Semi-Detached 3Bed 3Bathroom Home with Side Entry for future legal basement suite! Nestled in the sought-after community of Livingston, this stylish duplex style home has been meticulously maintained by the original owners and offers the perfect blend of contemporary design, cozy comforts, and smart upgrades that make life easy and enjoyable. Inside, youâ€™re welcomed by a bright, open-concept layout enhanced by 9-foot ceilings and durable luxury vinyl wide plank flooring throughout the main level. The kitchen is as functional as it is beautiful, featuring full-height cabinetry, stainless steel appliances (with additional hookups for water and gas), and a spacious walk-in pantry. The sleek quartz countertops run throughout the kitchen and bathrooms, offering elegance with every touchpoint. The large dining area is perfect for hosting family and friends and it conveniently opens up to a large east facing back deck with gas BBQ line and cozy backyard which is a perfect place for pets or little ones to burn off some steam. Upstairs, three spacious bedrooms provide peaceful retreats, while a versatile bonus room invites you to dream big â€“ think home office, play space, cozy movie den, or creative corner. Sleek metal spindle railings elevate the stairwell, and extra windows in the spacious primary bedroom bring in even more natural light. Beyond aesthetics, this home is built with



peace of mind at the forefront, including a full fire suppression sprinkler system – a safety feature standard throughout the community. The basement, while currently unfinished, is smartly roughed-in for a future bathroom and includes two legal egress windows and a convenient side entry, offering excellent potential for a legal suite or additional bedrooms and living space down the line. Outside, an oversized double detached garage provides plenty of space for vehicles, storage, or hobbies. Landscaped front and back yard and eye catching year round brilliance shines with the Gemstone lighting package on the front of the home. And there’s another bonus: thanks to last year’s hail storm, this like new home has been refreshed with a brand-new upgraded roof and all-new vinyl siding on both the house and garage! Livingston is known for its walkable lifestyle, community vibe, and quick access to Calgary’s north-side amenities – so whether you’re commuting, adventuring, or nesting, you’re perfectly placed to do it all here in your stunning new home. Come see everything Livingston has to offer today!

Built in 2018

**Essential Information**

MLS® #	A2221219
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,612
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Semi Detached

Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	14858 1 Street Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0Z3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Garden, Paved, Zero Lot Line
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Concrete, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	56
Zoning	R-G

HOA Fees	450
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	The Real Estate District
----------------	--------------------------

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