

# \$674,900 - 14965 1 Street Nw, Calgary

MLS® #A2264566

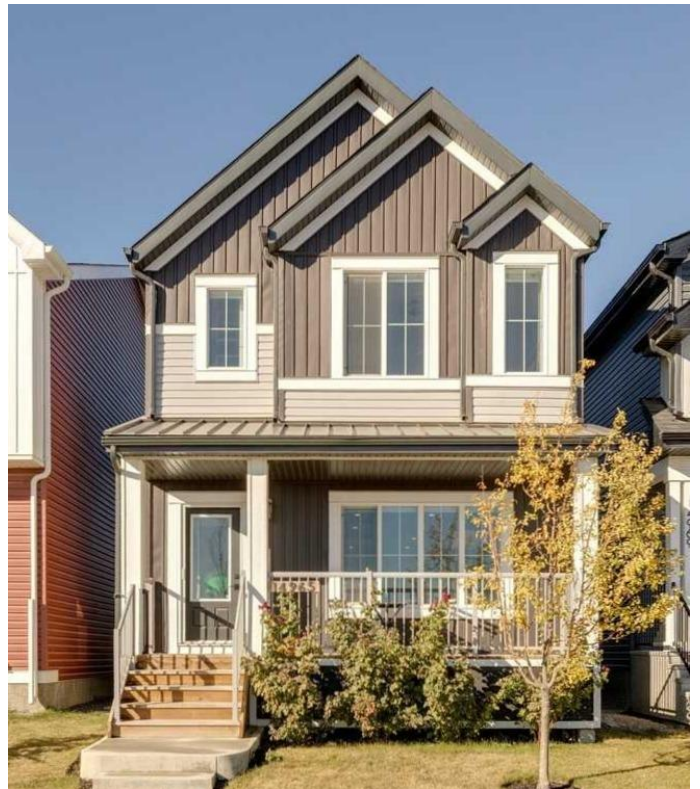
**\$674,900**

3 Bedroom, 3.00 Bathroom, 1,719 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to your next home in the vibrant community of Livingston, NW Calgary! Step inside and youâ€™ll see right away â€” this place has been taken care of and upgraded with all the right touches. The bright, open-concept main floor strikes the perfect balance between modern style and everyday comfort. At the heart of the home is a chefâ€™s kitchen built for real life â€” a massive island for entertaining, a huge walk-in pantry, and a sleek side-by-side fridge/freezer big enough for all your Costco runs. The living room has an upgraded feature wall with an electric fireplace and custom wooden mantle â€” the perfect cozy spot to unwind. Upstairs, youâ€™ll find three generous bedrooms, including a peaceful primary suite with upgraded closet organizers. One of the secondary bedrooms has them too, which is a nice touch. A spacious bonus room separates the primary from the others â€” ideal for movie nights, a play area, or a home office. The upstairs laundry room keeps things practical and convenient, centrally located in the bonus room. The basement already has full electrical, pot lights, and a separate side entrance â€” perfect for a potential suite (check the City guidelines for compliance requirements) or extra living space. Some framing and permitted work are already done, so youâ€™re ahead of the game. Outside, the updates continue. The home and garage both have brand-new shingles, siding, and outdoor light fixtures. Thereâ€™s also a brand-new



garage door. Out back, a 10-foot deck with a privacy wall and a natural gas outlet for your BBQ make it ready for weekend hangouts. Youâ€™ll love calling Livingston home â€“ itâ€™s family-friendly, full of parks, pathways, and great community amenities, with easy access to major routes. For more information, photos, and a 360 tour, click the links below!

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264566    |
| Price          | \$674,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,719       |
| Acres          | 0.06        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 14965 1 Street Nw |
| Subdivision | Livingston        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3P 1N2           |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Recreation Facilities                |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Detached, Alley Access |
| # of Garages   | 2                                    |

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows                                                 |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Microwave, Range Hood, Washer, Window Coverings, Built-In Freezer, Gas Stove |
| Heating           | Forced Air, Natural Gas                                                                                                |
| Cooling           | None                                                                                                                   |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Electric, Family Room                                                                                                  |
| Has Basement      | Yes                                                                                                                    |
| Basement          | See Remarks                                                                                                            |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard                                       |
| Lot Description   | Level, Rectangular Lot, See Remarks, Zero Lot Line |
| Roof              | Asphalt Shingle                                    |
| Construction      | Brick, Vinyl Siding                                |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 35                 |
| Zoning         | R-G                |
| HOA Fees       | 473                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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