# \$464,900 - 106, 14800 1 Street Nw, Calgary

MLS® #A2214385

# \$464,900

3 Bedroom, 3.00 Bathroom, 1,496 sqft Residential on 0.00 Acres

Livingston, Calgary, Alberta

Step into The BERGEN, a distinguished townhome crafted by Rohit Homes, where 1,496 square feet of sophisticated living unfolds within the dynamic community of Livingston. This exceptional residence offers three thoughtfully designed bedrooms, two and a half elegant bathrooms, and the convenience of a single attached garage, seamlessly blending contemporary style with everyday practicality. Prepare to be captivated by the Neoclassical design package, sure to win you over. This aesthetic vision makes a bold statement through striking contrasts, the luxurious interplay of rich textures, and impeccably clean lines, resulting in an interior that is both dynamic and profoundly refined. Sleek finishes dance with dramatic lighting, while custom mirrors enhance the sense of spaciousness and light, creating a home that feels simultaneously cutting-edge and warmly inviting. The main level presents an airy open-concept layout, where a generously sized kitchen flows effortlessly into the dining and living areas, extending gracefully to a private balconyâ€"an idyllic setting for hosting gatherings or savoring tranquil moments outdoors. Ascend to the upper level and discover the breathtaking primary suite, a true sanctuary featuring a spacious walk-in closet, and a beautifully appointed ensuite bathroom. Two additional well-proportioned bedrooms, a full bathroom, and a conveniently located upper-floor laundry room provide all the hallmarks of modern comfort. Nestled within







Livingston, one of Calgary's most coveted communities, residents enjoy access to an array of exceptional amenities, including verdant parks, scenic pathways, and a state-of-the-art community center. With effortless connectivity to retail destinations, diverse dining options, esteemed schools, and major transportation routes, this location offers an unparalleled lifestyle of convenience and connection. Seize the opportunity to own The BERGEN by Rohit Homes, a residence that truly stands apart within the vibrant tapestry of Livingston. Contact us today to experience firsthand the exceptional allure of this remarkable home.

### Built in 2025

### **Essential Information**

MLS® # A2214385 Price \$464,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,496 Acres 0.00

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Active

# **Community Information**

Address 106, 14800 1 Street Nw

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2M3

# **Amenities**

Amenities None

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Stone Counters

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description Other

Roof Asphalt Shingle

Construction Cement Fiber Board, Concrete, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 28th, 2025

Days on Market 63

Zoning DC

HOA Fees 467

HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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.