

# \$750,000 - 15033 1 Street Nw, Calgary

MLS® #A2196470

## \$750,000

5 Bedroom, 4.00 Bathroom, 1,768 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

**\*\*ATTENTION INVESTORS\*\*** This beautifully designed home offers modern finishes and a functional layout, perfect for families and investors alike. The main floor boasts a spacious kitchen with stone countertops, stainless steel appliances, and a corner pantry. The open-concept layout flows into the dining area and inviting living room, while a half bath, large front and back entries and a private office complete the space. Upstairs, you'll find a **BONUS ROOM**, convenient upstairs laundry room, and a primary bedroom featuring a walk-in closet and a 4-piece ensuite. Two additional bedrooms and another full 4-piece bath provide ample space for the whole family. The **LEGAL BASEMENT SUITE** has its own **SEPARATE ENTRANCE** and is thoughtfully designed with a modern kitchen featuring quartz countertops and stainless steel appliances. The suite includes a cozy living room, two bedrooms, in-suite laundry, and a full 4-piece bath—ideal for rental income or extended family. Each suite is equipped with its own furnace and hot water tank for ultimate comfort and efficiency. A double car garage adds convenience and extra storage. Don't miss out on this incredible opportunity—book your showing today!

Built in 2021

## Essential Information



MLS® #	A2196470
Price	\$750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,768
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	15033 1 Street Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1R6

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard, Rain Gutters, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	36
Zoning	R-G
HOA Fees	445
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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