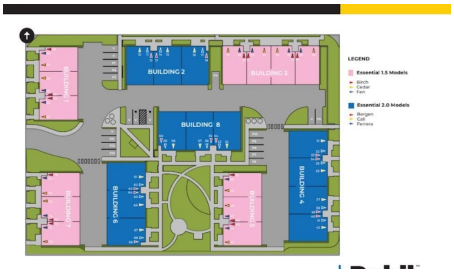
123 148 Avenue NW

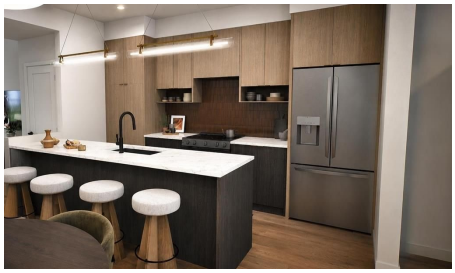
Calgary | Active | MLS® A2309654

$379,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,227.84 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Manor Hill Realty YYC Inc.

A closer look

Open House Mon-Thurs 2pm-8pm & Sat. Sun 12-5pm Visit our Livingston show home located at 14798 1 St NW. Discover modern living at its finest in this brand-new 3-bedroom, 2.5-bathroom townhome by Rohit Homes. Located in the highly sought-after Livingston, this home offers the perfect blend of luxury, convenience, and contemporary design.

Step inside to find sophisticated finishes including quartz countertops throughout, floor-to-ceiling triple-pane windows, and your choice of one of three stunning Designer Interiors based on the unit you choose. Whether you prefer chic, elegant, or bold, this home can reflect your personal style.

Enjoy the comfort of in-suite laundry, a private balcony, and A/C rough-in to keep you cool during Calgary's warm summers. Your own private garage ensures your vehicle is secure and easily accessible year-round while also providing ample extra storage.

Living in Livingston means you're part of a thriving community filled with one of Calgary's most popular residential communities. Livingston offers year-round fun with over 250 Acres of Green Space including parks, schools, off leash dog park, ample bike paths and cross-country skiing along the connected pathways. Close proximity to shops and events, 15 minutes to Calgary International Airport and less than 10 minute walk to future Green Line LRT. The Livingston hub is in very close proximity with programs and events for the kids as well as tennis courts, pickleball, water splash park, Banquet Hall and meeting rooms as well as outdoor skating rink for some winter fun. This location offers unparalleled convenience for professionals, investors and families alike.

Whether you're looking to invest or make this your forever home, Livingston Towns By Rohit Homes is a lifestyle opportunity you don't want to miss. Contact us today to learn more about this incredible property and other available options!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2309654
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse-Stacked
Total Living Area:	1,227.84 sq. ft.
Main Level Finished Area:	571.9 sq. ft.
Condo Fee:	$252.61
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	1
Stories Total:	3
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)

Num Ensuite Baths:	1
Plan:	2511201
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$450.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Sage Hill
Amenities:	Community Gardens, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Inclusions:	None
Restrictions:	Board Approval, Condo/Strata Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 16'3" × 11'2" ·
Main Floor	Kitchen · 16'3" × 8'8" ·
Main Floor	Balcony · 7' × 3'6" ·
Upper Level	Bedroom · 10'9" × 8'10" ·
Upper Level	Bedroom - Primary · 12'11" × 9'6" ·
Upper Level	Bedroom · 10'9" × 8'11" ·
Upper Level	Laundry · 4'2" × 3'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Landscaped, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	TBD
Listed Date:	Jul 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/123-148-avenue-nw-calgary-a2309654/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.