14832 1 Street NW

Calgary | Active | MLS® A2314354

$425,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2025**	**1,206.76 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Welcome to this BRAND NEW, NEVER OCCUPIED townhome in the highly sought-after community of Livingston. With possession from builder in December 2025 and now available for IMMEDIATE POSSESSION to the next owner, this MOVE-IN READY home offers the rare opportunity to own a brand new property without the wait of pre-construction.

Unlike many stacked townhomes, this unit offers the quietness and privacy of having NO UNIT ABOVE YOU, while the desirable CORNER location allows for additional windows and abundant natural light throughout the home. The bright and modern open-concept second floor features a spacious kitchen, dining, and living area that flows seamlessly together, creating an ideal layout for both everyday living and entertaining.

The third floor offers 3 bedrooms, 2 full bathrooms, and convenient upper floor laundry. The ATTACHED SINGLE GARAGE provides secure parking with direct access into the home, along with additional storage space.

Thoughtfully upgraded with A/C, Window Coverings, Quartz Countertops, Triple-Pane windows, and stylish modern finishes, this is a true TURN-KEY property with no unfinished spaces and no additional money needing to be spent after possession. Simply move in and enjoy from day one.

Livingston is one of Calgary's most desirable newer communities, offering over 250 acres of green space, parks, pathways, off-leash dog park, and future schools. Residents enjoy access to the Livingston Hub featuring tennis courts, pickleball courts, splash park, banquet and event spaces, meeting rooms, and outdoor skating rink. Conveniently located close to shopping, major roadways, and Calgary International Airport, this home offers exceptional value for professionals, investors, and families alike. Schedule your showing today and make it your new home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2314354
Bedrooms	3
Bathrooms	3
Year Built	2025
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:	1,206.76 sq. ft.
Condo Fee:	$252.61
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Front Exposure:	West
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	6
Year built:	2025 (Age: 1)
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:	Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$477.75
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Livingston
Amenities:	Park, Playground, Recreation Facilities
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	NA
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
2nd Floor	Dining Room · 11'7" × 8'3" ·
2nd Floor	Kitchen · 12'10" × 9'1" ·

2nd Floor	Living Room · 11'2" × 9'1" ·
2nd Floor	Furnace/Utility Room · 5'2" × 3'6" ·
3rd Floor	Bedroom · 12'11" × 8'11" ·
3rd Floor	Bedroom · 12'11" × 8'11" ·
3rd Floor	Bedroom - Primary · 16'5" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Few Trees, Street Lighting
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	0
Listed Date:	Jun 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/14832-1-street-nw-calgary-a2314354/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

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