

# \$469,900 - 14661 1 Street Ne, Calgary

MLS® #A2234985

## \$469,900

3 Bedroom, 3.00 Bathroom, 1,588 sqft  
Residential on 0.00 Acres

Livingston, Calgary, Alberta

Welcome to the Empire II by Avalon Master Builder, a stunning 3-bedroom, 2.5-bathroom two-story townhome designed for modern living. This EnerGuide-certified home features open-concept living with a spacious kitchen island, perfect for entertaining, and luxurious vinyl plank (LVP) flooring throughout the main level and bathrooms. Built to 2030 and beyond building code standards, it features superior insulation, triple-pane windows, and advanced construction techniques that keep energy costs low and comfort high. Every square foot of this home is thoughtfully designed to maximize functionality, energy efficiency and style. Photos are representative.

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2234985      |
| Price          | \$469,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,588         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 14661 1 Street Ne |
| Subdivision | Livingston        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T4B 3P6           |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer                                              |
| Heating           | Forced Air, Natural Gas                                                                                                  |
| Cooling           | None                                                                                                                     |
| Basement          | None                                                                                                                     |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Entrance                                                 |
| Lot Description   | Landscaped, Low Maintenance Landscape, Street Lighting, Close to Clubhouse |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Cement Fiber Board, Wood Frame                                             |
| Foundation        | Poured Concrete                                                            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 2              |
| Zoning         | DC             |
| HOA Fees       | 445            |
| HOA Fees Freq. | ANN            |

### Listing Details

Listing Office

Bode Platform Inc.

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