

\$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	37
Zoning	R-G
HOA Fees	445
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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