

\$389,900 - 14653 1 Street Ne, Calgary

MLS® #A2259363

\$389,900

2 Bedroom, 3.00 Bathroom, 1,210 sqft
Residential on 0.00 Acres

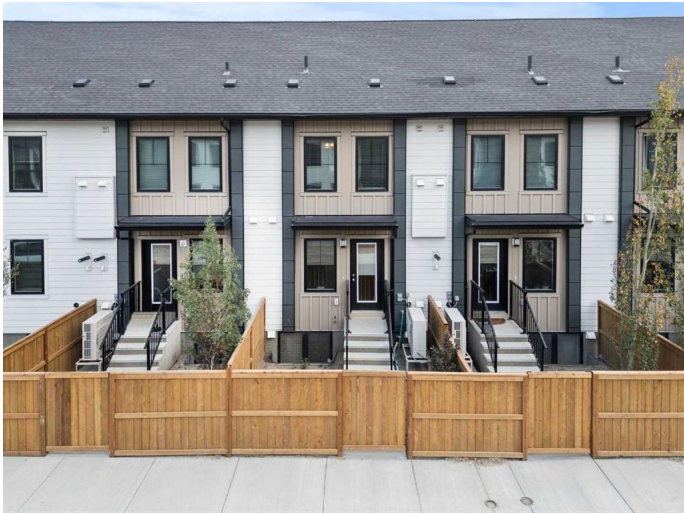
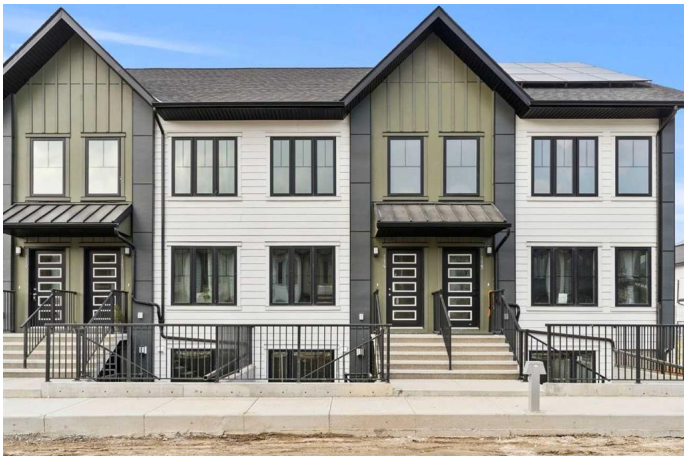
Livingston, Calgary, Alberta

Welcome to the Ambrosia by Avalon Master Builder—1,086 sq.ft., 2-bedroom, 2.5-bath two-story townhome designed for comfort and efficiency. This EnerGuide-certified home offers open-concept living with a spacious kitchen island, perfect for entertaining, and LVP flooring throughout the main level and bathrooms. Each bedroom has its own private ensuite, with upper-floor laundry for added convenience. Built with Hardie board exterior for durability and weather resilience, the Ambrosia is constructed to 2030+ building code standards, featuring superior insulation, triple-pane windows, and advanced techniques to keep energy costs low and comfort high. Every square foot is thoughtfully designed to maximize functionality and efficiency.. Photos are representative.

Built in 2025

Essential Information

MLS® #	A2259363
Price	\$389,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.00
Year Built	2025



Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	14653 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	Other
Basement	None

Exterior

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

Additional Information

Date Listed	September 23rd, 2025
Zoning	TBD
HOA Fees	445
HOA Fees Freq.	ANN

Listing Details

Listing Office Bode Platform Inc.

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