

# \$735,000 - 15033 1 Street Nw, Calgary

MLS® #A2210531

**\$735,000**

5 Bedroom, 4.00 Bathroom, 1,768 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to a beautifully designed home that blends modern finishes with unbeatable functionality—perfect for growing families and smart investors!

The main floor impresses with a sleek, open-concept layout. The kitchen offers stone countertops, stainless steel appliances, and a corner pantry. You'll love the seamless flow into the dining area and cozy living room. A private office, spacious front and back entries, and a convenient half bath complete the space.

Upstairs, enjoy a bright BONUS ROOM, upstairs laundry, and a serene primary suite with walk-in closet and 4-piece ensuite. Two additional bedrooms and a full bath provide plenty of space for the whole family.

Need extra income or multi-generational living? The LEGAL BASEMENT SUITE has its own private entrance and is fully outfitted with a stylish kitchen, stainless steel appliances, two bedrooms, a full bath, in-suite laundry, and a separate furnace & hot water tank for maximum efficiency.

Topped off with a double-car garage. This thoughtfully designed home is ready for you! Opportunities like this don't last—book your private showing today and make this dream home yours!



Built in 2021

## Essential Information

MLS® #	A2210531
Price	\$735,000
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	April 15th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	445
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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