

\$725,000 - 15033 1 Street Nw, Calgary

MLS® #A2223903

\$725,000

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

Livingston, Calgary, Alberta

This beautifully designed Calgary home truly understands modern living, offering outstanding flexibility for growing families or astute investors.

Step into the main floor and appreciate the sleek, open layout. The kitchen is a chef's delight with stone countertops, stainless steel appliances, and a corner pantry, flowing seamlessly into the dining and living areas. A dedicated office, spacious entries, and a convenient half-bath enhance this level's practicality.

Upstairs, discover a bright bonus room – an ideal family hub – alongside the convenience of an upper-level laundry. The serene primary suite features a walk-in closet and a 4-piece ensuite. Two additional bedrooms and another full bath provide ample space for everyone.

The highlight? A self-contained LEGAL basement suite with its own private entrance. This isn't just any suite; it boasts a stylish kitchen with stainless steel appliances, two bedrooms, a full bath, in-suite laundry, and crucially, its own furnace and hot water tank for complete autonomy and efficiency. For homeowners, this LEGAL suite offers a fantastic opportunity to generate rental income, which can be a significant contribution towards your mortgage payments, making homeownership more accessible. It's also an ideal setup for multi-generational families seeking distinct living spaces. Investors will also recognize the strong dual-income



potential this home offers.

Complete with a double-car garage, this thoughtfully designed property is ready to welcome you. Opportunities offering this level of finish and adaptability are rare in today's market. Book your private showing today â€“ this dream home won't wait!

Built in 2021

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2223903 |
| Price | \$725,000 |
| 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 Entrance, Private Yard, Rain Gutters |
| 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 | May 23rd, 2025 |
| Days on Market | 25 |
| Zoning | R-G |
| HOA Fees | 445 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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