

# \$699,999 - 15049 1 Street Nw, Calgary

MLS® #A2259606

**\$699,999**

4 Bedroom, 4.00 Bathroom, 1,773 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

Stunning 3-Bedroom Home with Legal Basement Suite on a Prime Corner Lot in Livingston NW.

Discover the perfect blend of style, functionality, and income potential with this beautifully maintained 3-bedroom, 2.5-bath home located on a sought-after corner lot in the dynamic and growing community of Livingston NW.

Designed with modern living in mind, the main level boasts a bright open-concept layout featuring durable vinyl plank flooring, a spacious living and dining area, an office/den and a contemporary kitchen complete with quartz countertops, stainless steel appliances, and ample cabinetry.

Upstairs, enjoy a cozy bonus room ideal for a family retreat, along with three generously sized bedrooms. The elegant primary suite offers a walk-in closet and a spa-inspired ensuite with dual vanities and a walk-in shower.

The fully developed legal basement suite includes a private entrance, one bedroom, a full kitchen, laundry, bathroom, and luxury vinyl plank flooring. Currently operating as a successful Airbnb, it presents a fantastic opportunity for rental income or extended family living.



Step outside to an oversized deck and low-maintenance yardâ€”perfect for relaxing or entertaining. The property also includes a double detached garage with alley access, offering both convenience and ample storage.

Additional highlights:

Brand-new roof shingles and siding

Walking distance to parks, playgrounds, future schools, and local amenities

This exceptional property offers incredible value for families, investors, or anyone looking to enjoy all that Livingston has to offer. Donâ€™t miss your opportunity to own this turnkey home with built-in income potential in one of Calgaryâ€™s most vibrant new communities!

Built in 2022

**Essential Information**

MLS® #	A2259606
Price	\$699,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,773
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	15049 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, Alley Access, Garage Door Opener, Off Street
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Built-in Features, Double Vanity, See Remarks, Soaking Tub, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings, Microwave, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Exterior Entry

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Front Yard, Rectangular Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 25th, 2025
Days on Market	15
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Royal LePage Benchmark
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