

# \$750,000 - 15049 1 Street Nw, Calgary

MLS® #A2259606

**\$750,000**

4 Bedroom, 4.00 Bathroom, 1,773 sqft  
Residential on 0.07 Acres

Livingston, Calgary, Alberta

Living your dream in Livingston NW in a beautiful 3-Bedroom Home with Legal Basement Suite on Corner Lot. Welcome to this well-maintained 3-bedroom, 2.5-bath home located on a desirable corner lot in the vibrant community of Livingston NW. Offering both style and function, this property features a bright open-concept main floor, a modern kitchen with quartz countertops and stainless steel appliances. The main floor features durable vinyl plank flooring and a bright, open-concept layout that connects the living, dining, and kitchen areas. Upstairs, you'll find a cozy bonus room and three generous bedrooms, including a stunning primary suite with walk-in closet and ensuite featuring dual sinks and a walk-in shower. The fully developed legal basement suite includes a separate entrance, full kitchen, laundry, bedroom, bathroom and luxury vinyl plank flooring. Currently operating as a successful Airbnb, it offers excellent income potential or a private space for extended family. Step outside to enjoy the oversized deck and low-maintenance yard. Additional features include NEW ROOF SHINGLES and SIDING. Enjoy outdoor living in the private yard and the convenience of a double detached garage with alley access. Steps from parks, playgrounds, future schools, and amenities, this home offers exceptional value for families and investors alike. Don't miss your chance to own this beautiful home with income potential in one of NW Calgary's most vibrant communities!



Built in 2022

## Essential Information

MLS® #	A2259606
Price	\$750,000
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	Alley Access, Double Garage Detached, Garage Door Opener, Off Street
# of Garages	2

## Interior

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

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

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

## Additional Information

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

## Listing Details

Listing Office	Royal LePage Benchmark
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