

**206, 14800 1 Street NW**  
**Calgary, Alberta**

**MLS # A2243991**



**\$450,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,495 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 253
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** None

OPEN HOUSE EVERY SUNDAY FROM 1-3 AT 101-20 SAGE MEADOWS LANDING! Step into The BERGEN, a distinguished townhome crafted by Rohit Homes, where 1,496 square feet of sophisticated living unfolds within the dynamic community of Livingston. This exceptional residence offers three thoughtfully designed bedrooms, two and a half elegant bathrooms, and the convenience of a single attached garage, seamlessly blending contemporary style with everyday practicality. Prepare to be captivated by the Neoclassical design package, sure to win you over. This aesthetic vision makes a bold statement through striking contrasts, the luxurious interplay of rich textures, and impeccably clean lines, resulting in an interior that is both dynamic and profoundly refined. Sleek finishes dance with dramatic lighting, while custom mirrors enhance the sense of spaciousness and light, creating a home that feels simultaneously cutting-edge and warmly inviting. The main level presents an airy open-concept layout, where a generously sized kitchen flows effortlessly into the dining and living areas, extending gracefully to a private balcony—an idyllic setting for hosting gatherings or savoring tranquil moments outdoors. Ascend to the upper level and discover the breathtaking primary suite, a true sanctuary featuring a spacious walk-in closet, and a beautifully appointed ensuite bathroom. Two additional well-proportioned bedrooms, a full bathroom, and a conveniently located upper-floor laundry room provide all the hallmarks of modern comfort. Nestled within Livingston, one of Calgary's most coveted communities, residents enjoy access to an array of exceptional amenities, including verdant parks, scenic pathways, and a state-of-the-art community center. With effortless connectivity to retail destinations, diverse dining options, esteemed

schools, and major transportation routes, this location offers an unparalleled lifestyle of convenience and connection. Seize the opportunity to own The BERGEN by Rohit Homes, a residence that truly stands apart within the vibrant tapestry of Livingston. Contact us today to experience firsthand the exceptional allure of this remarkable home.