

# \$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	27
Zoning	R-G
HOA Fees	445
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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