

# \$509,900 - 111 148 Avenue Nw, Calgary

MLS® #A2214400

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,322 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Breathe easy in The FEN by Rohit Homes, a sun-drenched retreat offering 1322 square feet of airy living space. Imagine an open floor plan bathed in natural light, anchored by a cheerful kitchen boasting ample cabinetry and sleek countertops. Step out onto your expansive balcony, just off the kitchen, perfect for morning coffee or evening breezes. Upstairs, discover three delightful bedrooms, including a primary suite with its own private balcony and a 4-piece ensuite. A second 4-piece bathroom and convenient closet laundry complete this bright and welcoming home, all complemented by the ease of a single attached garage. 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 FEN 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.

Built in 2025

## Essential Information



MLS® #	A2214400
Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,322
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	111 148 Avenue Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2M3

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Other

Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete, Slab

**Additional Information**

Date Listed	April 28th, 2025
Days on Market	19
Zoning	DC
HOA Fees	467
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
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