# \$749,900 - 634 148 Avenue Nw, Calgary

MLS® #A2228028

### \$749,900

5 Bedroom, 3.00 Bathroom, 2,258 sqft Residential on 0.06 Acres

Livingston, Calgary, Alberta

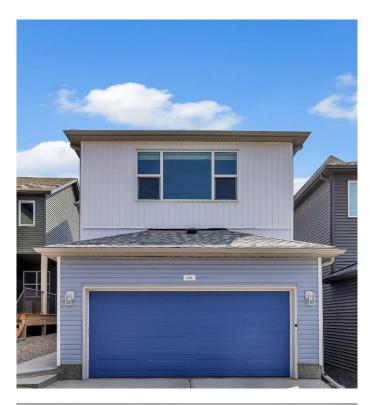
Welcome to your dream home across from Livingston West Pond, complete with charming curb appeal and a double attached garage that stands out.

This stunning, nearly 2,300 sq ft beauty has everything you've been looking forâ€"and more. With 5 spacious bedrooms, 2.5 baths, and \$50,000 in thoughtful upgrades, it's the perfect blend of style, function, and comfort.

The open-concept main floor is made for modern living, featuring a welcoming living room with central fireplace, sleek kitchen with gas line hookup, and a spacious dining area. There's even a main floor bedroom and half bathâ€"perfect for guests or a home office. Just off the living room, a private covered deck with gas line invites you to unwind or entertain in style.

Upstairs, you'II find space for everyone. A versatile large bedroom with a trendy barn door gives you optionsâ€" a bedroom retreat, or use it for movie nights or a playroom. Two more spacious secondary bedrooms, a main 4-piece bath, convenient upstairs laundry, and a dreamy primary suite with 5-piece ensuite and walk-in closet complete the upper level.

Outside enjoy a low-maintenance functional front yard, a rear attached double garage, and brand new exterior (shingles, siding, gutters,







garage door, and lights) that adds a fresh, modern touch. Triple-pane windows keep things cozy in winter and cool in summer.

Commuting is a breeze with Stoney Trail just 3 minutes away, easy access to Harvest Hills Blvd, 14 St NW, one block from 144 Ave NW, bus stops, and the future BRT.

Don't miss this opportunity to own a move-in ready, stylish and spacious home in one of Calgary's sought-after neighborhoods!

Built in 2020

#### **Essential Information**

MLS® # A2228028 Price \$749,900

Bedrooms 5

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,258 Acres 0.06 Year Built 2020

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 634 148 Avenue Nw

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1M4

#### **Amenities**

Amenities Park, Recreation Facilities

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In

Closet(s)

Appliances Dishwasher, Microwave, Range, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished, Exterior Entry

#### **Exterior**

Exterior Features BBQ gas line, Other

Lot Description Landscaped, Low Maintenance Landscape, Views

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 6th, 2025

Days on Market 4

Zoning R-G HOA Fees 473 HOA Fees Freq. ANN

## **Listing Details**

Listing Office Real Broker

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