

# \$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

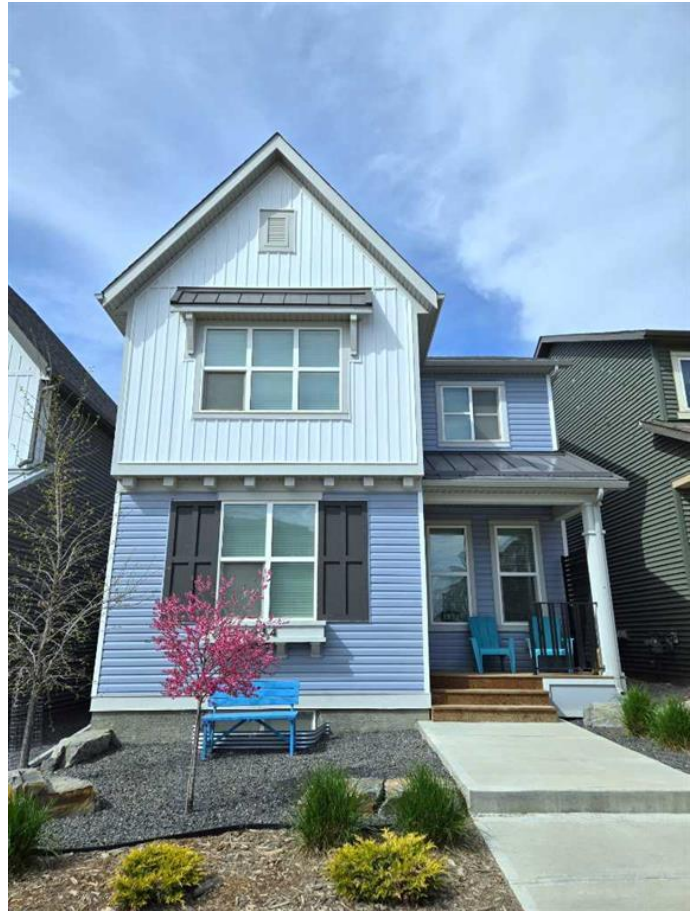
Welcome to your dream home across from Livingston West Pond, complete with charming curb appeal and a double attached garage that stands out.

This stunning, nearly 2,300 sq ft beauty has everything youâ€™ve been looking forâ€”and more. With 5 spacious bedrooms, 2.5 baths, and \$50,000 in thoughtful upgrades, itâ€™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. Thereâ€™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, youâ€™ll 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 Van Smoking Home, Open Floor 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	Exterior Entry, Full, Unfinished
----------	----------------------------------



## 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	3
----------------	---

Zoning	R-G
--------	-----

HOA Fees	473
----------	-----

HOA Fees Freq.	ANN
----------------	-----

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.