

# \$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

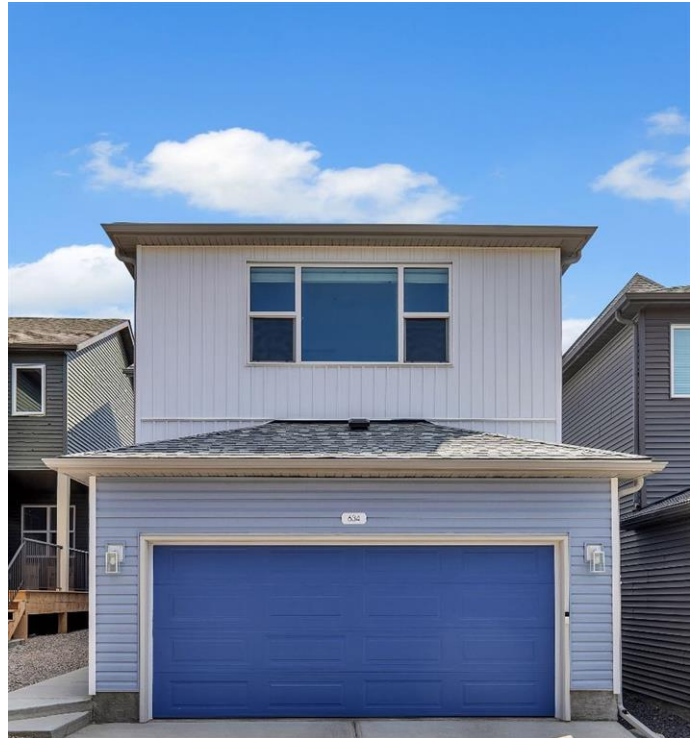
Welcome to your dream home across from Livingston West Pond, complete with charming curb appeal and a double attached garage that stands out.

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 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	12
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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