

# \$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

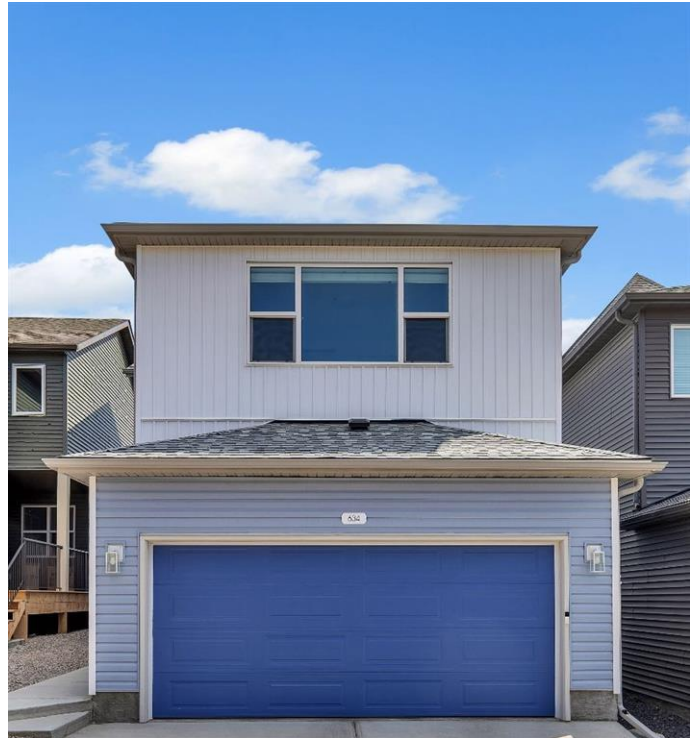
Welcome to your dream home across from Livingston West Pond, complete with charming curb appeal and a double attached garage that stands out.

This stunning, nearly 2,300 sq ft beauty has everything you’ve been looking for—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 bath—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’ll find space for everyone. A versatile large bedroom with a trendy barn door gives you options—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 | 10             |
| Zoning         | R-G            |
| HOA Fees       | 473            |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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