

# \$759,999 - 630 148 Avenue Nw, Calgary

MLS® #A2257406

**\$759,999**

5 Bedroom, 4.00 Bathroom, 2,295 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

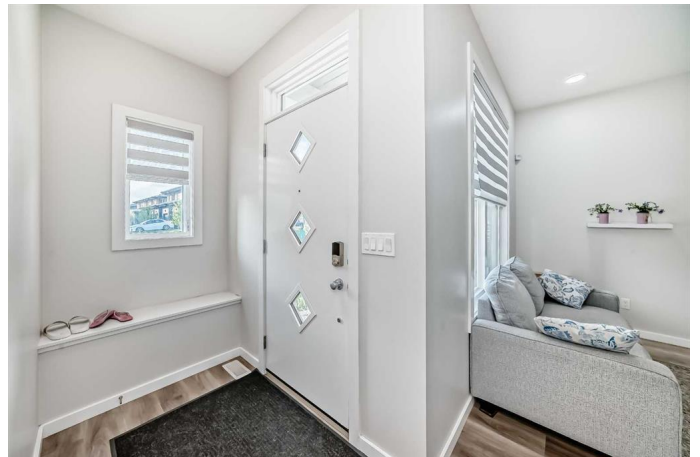
A Stunning Air-Conditioned Family Home with  
Legal basement Income Potential in  
Livingston, Calgary

Welcome to a true masterpiece in the heart of  
Livingston, one of Northwest Calgary's  
most vibrant and fast-growing communities.  
Thoughtfully designed for families who value  
space, comfort, and opportunity, this home  
blends modern style with functional living and  
exceptional future potential.

The main level welcomes you with a bedroom  
and full bathroom, ideal for multi-generational  
living or visiting guests. At the heart of the  
home, the open-concept kitchen shines with  
modern cabinetry, quartz countertops,  
stainless steel appliances, and an oversized  
island—perfect for family meals and  
entertaining.

Upstairs, you'll find three spacious  
bedrooms, including a luxurious primary  
ensuite featuring a spa-inspired 5-piece  
ensuite and walk-in closet. Two additional  
bedrooms are thoughtfully positioned for  
comfort and privacy, while a large bonus room  
offers the perfect space for family movie nights  
or a children's play area. A convenient  
upstairs laundry adds everyday practicality.

Step outside to a beautifully crafted deck,  
perfect for summer barbecues, gatherings, and  
quiet evenings at home. The fully finished



legal basement, complete with private side entrance, offers incredible flexibility. Featuring a bedroom plus den, full kitchen, bathroom, living area, and separate laundry, this suite is ideal for generating rental income, Airbnb potential, or accommodating extended family.

Prime Location situated just minutes from Stoney Trail, Deerfoot Trail, Calgary International Airport, and downtown, this home ensures unmatched convenience. The community of Livingston boasts excellent schools, shopping, parks, and the 35,000 sq. ft. Livingston Hubâ€”featuring a gymnasium, splash park, skating rink, and more.

The home has Air-conditioned comfort, Legal Basement for extra income or family living Spacious, modern design with premium finishes Vibrant, growing community with world-class amenities

This is more than a homeâ€”itâ€™s a foundation for family, lifestyle, and financial growth.

Schedule your private showing today and experience the best of Livingston living!

Built in 2021

**Essential Information**

MLS® #	A2257406
Price	\$759,999
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,295
Acres	0.06
Year Built	2021
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	630 148 Avenue Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1M4

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Chandelier, Granite Counters, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Master Downstairs
Appliances	Dishwasher, Dryer, Electric Range, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Electric Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Balcony, BBQ gas line, Other
Lot Description	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Zero Lot Line
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 22nd, 2025
Zoning	R-G
HOA Fees	420
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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