

\$749,000 - 630 148 Avenue Nw, Calgary

MLS® #A2257406

\$749,000

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

Livingston, Calgary, Alberta

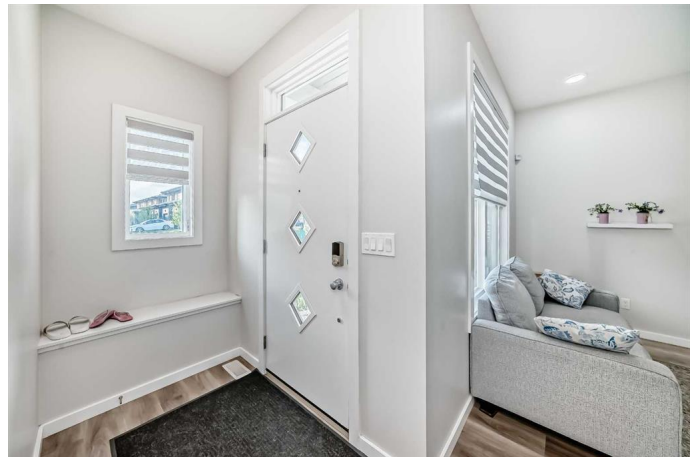
A Stunning Air-Conditioned Family Home with
Legal basement Income Potential in
Livingston, Calgary

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 basement 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 Hub—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 home—it'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	\$749,000
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, Master Downstairs, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Electric Water Heater, Humidifier
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Full

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
Days on Market	48
Zoning	R-G
HOA Fees	420
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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