



227 148 Avenue NW  
Calgary, Alberta

MLS # A2294981



**\$605,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,780 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Other, Private, See Remarks		

<b>Heating:</b>	Ceiling	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, See Remarks		

**Inclusions:** N/A

Perfectly positioned on a quiet street and just a short walk to Livingston's award-winning HOA community hub, this home offers access to one of Calgary's most impressive amenity centers, featuring skating rinks, fitness facilities, splash parks, and year-round activities designed for vibrant, family-oriented living. From the moment you step inside, you're greeted by a bright and expansive open-concept layout, elevated by 9-foot ceilings on all three levels and large windows that flood the space with natural light. The main floor is thoughtfully designed for both everyday living and entertaining, anchored by a beautifully appointed kitchen complete with granite countertops, stainless steel appliances, full-height cabinetry, and a generous central island that connects seamlessly to the dining and living areas, creating a warm and inviting atmosphere throughout. Upstairs, the home continues to impress with well-proportioned bedrooms and a functional layout tailored for modern family living. The fully developed basement extends your living space even further, offering flexibility for a media room, home gym, or guest retreat—perfectly adapting to your lifestyle needs. Outside, the fully landscaped backyard has been designed with low maintenance in mind, allowing you to enjoy your outdoor space without the upkeep. Adding to the home's appeal is the oversized 22' x 22' detached garage, providing ample room for vehicles, storage, or even a workshop—an upgrade that truly sets this property apart. This is a home that delivers more than just space—it offers a complete lifestyle. Whether you're growing a family, upgrading your living experience, or looking for a move-in-ready home in one of Calgary's most dynamic and amenity-rich communities, this property is a rare opportunity that

checks all the right boxes.