



634 148 Avenue NW
Calgary, Alberta

MLS # A2297299



\$668,888

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: smart thermostat, front door lock, 2 wired camera doorbells

DOUBLE ATTACHED garage with beautiful curb appeal! This home was thoughtfully designed for Calgary living, maximizing interior space while keeping exterior maintenance low, giving you the best of both worlds. Offering nearly 2300 sq ft with 5 bedrooms, this home makes a strong first impression with a charming front yard that feels like your own private garden, and continues to impress with a covered, fenced backyard deck that offers additional outdoor living space and privacy. And in the winter, you will truly appreciate stepping into your car from the comfort of your insulated attached garage! The exterior was fully refreshed in 2025 with brand new siding, shingles, garage door, lighting, eavestroughs, and a modern new look. Inside, the home has been so well maintained it feels almost brand new. With over \$50,000 in thoughtful upgrades throughout, this is a true turnkey property with nothing left to do! Located in one of the most convenient pockets of Livingston, just one block from 144 Ave NW, minutes to Stoney Trail, and surrounded by scenic ponds and pathways, enjoy the rare blend of space, thoughtful upgrades, and prime location. This is where value meets lifestyle. Welcome home.