



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

226 148 Avenue NW
Calgary, Alberta

MLS # A2335367



\$570,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,666 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully designed 1,666 sq. ft. laned home located just a short walk from the Livingston HOA and community hub, perfectly positioned in one of Calgary's most sought-after family-friendly communities. Rear entrance provides added flexibility for future development opportunities (subject to municipal approvals). This thoughtfully laid out home offers 3 bedrooms and 2.5 bathrooms, showcasing quartz countertops throughout and a modern kitchen complete with stainless steel appliances. The main floor features durable laminate flooring, large windows, and an open-concept design that fills the space with natural light, creating a bright and inviting atmosphere for everyday living and entertaining. Upstairs, you'll find upgraded railing with metal spindle detailing, adding a modern architectural touch. The spacious primary bedroom is south-facing, offering abundant natural light, and includes a walk-in closet along with a private ensuite featuring a stand-up shower. Two additional bedrooms, a full bathroom, and a conveniently located upper-floor laundry room with built-in cabinetry and hanging space complete the upper level for maximum functionality. The backyard is fully developed with a concrete patio and complete fencing, ideal for outdoor dining, entertaining, or family enjoyment. A double detached garage provides secure parking along with additional storage space. Located in the vibrant community of Livingston, residents enjoy access to an exclusive HOA facility, parks, playgrounds, walking paths, and future community amenities. With easy access to major routes, schools, and growing commercial development, this is an ideal opportunity for families, first-time buyers, or investors looking for a modern home in a high-growth NW Calgary community.

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