

\$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

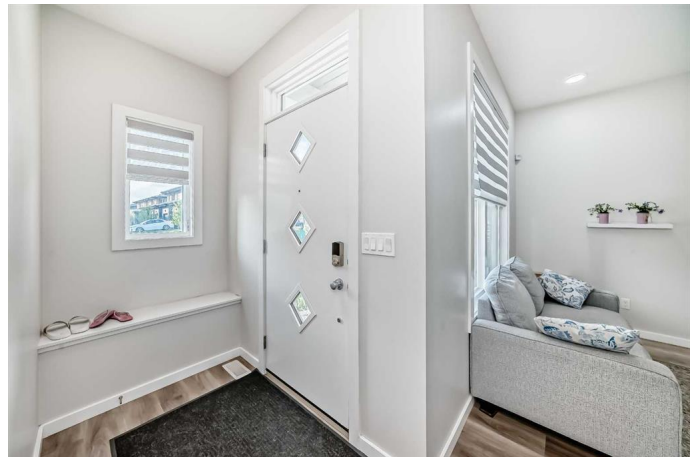
A Stunning Air-Conditioned Family Home with Legal basement Income Potential in Livingston, Calgary

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

Exterior

Exterior Features	Other, Balcony, BBQ gas line
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	45
Zoning	R-G
HOA Fees	420
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.