

# \$759,999 - 630 148 Avenue Nw, Calgary

MLS® #A2257406

**\$759,999**

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

Livingston, Calgary, Alberta

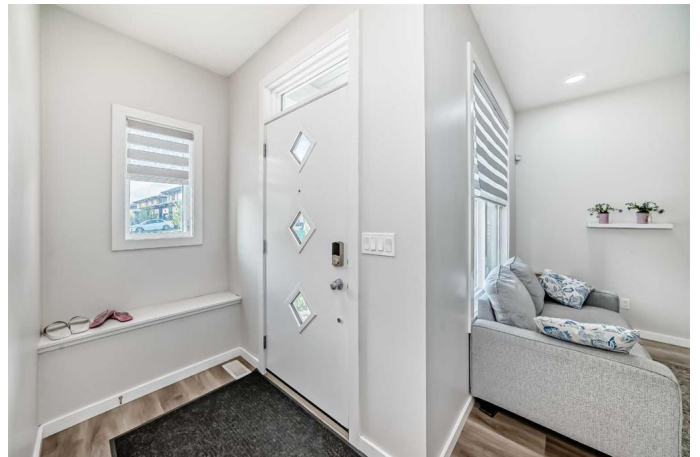
A Stunning Air-Conditioned Family Home with  
Legal basement Income Potential in  
Livingston, Calgary

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          | \$759,999   |
| 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, Separate Entrance, Storage, Walk-In Closet(s), Master Downstairs                                 |
| 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          | Exterior Entry, Finished, Full, Suite                                                                                                                                   |

### 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 | 2                    |
| 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.