



THE
A-TEAM

**RE/MAX
FIRST**

211 148 Avenue, Calgary T3P 1N1

MLS®#: **A2187260**

Area: **Livingston**

Listing Date: **01/13/25**

List Price: **\$730,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**

Lot Information

Lot Sz Ar: **2,744 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,711**
Low Sqft:
Ttl Sqft: **1,711**

DOM

19
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Street Lighting,Other,Rectangular Lot,See Remarks,Zero Lot Line**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,See Remarks**
Sewer:
Ext Feat: **Playground,Private Entrance,Private Yard,Storage**

Construction: **Concrete,See Remarks,Vinyl Siding**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Range Hood,Refrigerator,See Remarks,Stove(s),Washer,Washer/Dryer Stacked**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recreation Facilities,See Remarks,Separate Entrance,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`0" x 6`4"
Kitchen	Main	12`8" x 12`1"
Pantry	Main	5`3" x 1`7"
2pc Bathroom	Main	4`10" x 5`4"
Entrance	Main	3`11" x 3`3"
4pc Bathroom	Upper	8`5" x 4`10"
Office	Upper	5`10" x 4`7"

Room	Level	Dimensions
Living Room	Main	16`9" x 12`8"
Dining Room	Main	11`8" x 12`9"
Mud Room	Main	9`2" x 5`8"
Porch - Enclosed	Main	10`1" x 9`10"
Bedroom	Upper	12`1" x 9`4"
Bonus Room	Upper	10`11" x 11`6"
Laundry	Upper	6`7" x 3`2"

Bedroom - Primary	Upper	12`6" x 12`5"	Walk-In Closet	Upper	6`2" x 5`4"
3pc Ensuite bath	Upper	6`1" x 8`2"	Furnace/Utility Room	Basement	17`6" x 9`0"
Kitchen With Eating Area	Basement	13`7" x 10`0"	Living Room	Basement	10`2" x 9`4"
Laundry	Basement	4`7" x 3`1"	4pc Bathroom	Basement	9`11" x 4`11"
Bedroom	Basement	11`5" x 11`10"	Other	Main	19`3" x 19`3"
Bedroom	Upper	10`5" x 9`3"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **1811978**

Remarks

Pub Rmks: **LOCATION! LOCATION! LOCATION! Step into a world of modern elegance and endless possibilities with this stunning single-family home in the highly sought-after community of Livingston, Northwest Calgary. Boasting a generous 2,300.8 square feet of fully finished living space, this property effortlessly blends style, function, and sophistication. Whether you're seeking the perfect family retreat or an investment opportunity with unbeatable rental potential, this home has it all. From the moment you enter, you'll be captivated by the thoughtfully designed main floor. A spacious den greets you, offering the perfect spot for a home office, playroom, or quiet reading nook. The expansive living room is flooded with natural light, creating an airy, welcoming space that's perfect for relaxation or entertaining guests. The heart of the home is the kitchen—an absolute chef's dream—featuring high-end stainless steel appliances, sleek finishes, and a massive island that's ideal for family gatherings or hosting friends. A conveniently located powder room completes the main level, ensuring your home is as practical as it is beautiful. Upstairs, the home continues to impress with three beautifully designed bedrooms, including the luxurious primary suite. Here, you'll find a spa-like 3-piece ensuite and ample closet space, providing the ultimate retreat after a long day. Two additional generously sized bedrooms share a full bath, offering the perfect space for children, guests, or a home gym. And don't miss the bright, versatile bonus room—whether for movie nights, a playroom, or a cozy lounge, it's the perfect spot for family time or relaxation. However, the true showstopper is the fully finished legal basement suite—a rare find in the area—offering exceptional rental income potential or the perfect space for extended family. With its own kitchen, dining area, spacious bedroom, and cozy family room, this self-contained suite has a separate entrance, providing privacy and independence for tenants or guests. It's the ultimate bonus for anyone seeking a home that pays for itself. Livingston is a community like no other. With its exceptional amenities and connected lifestyle, it's the ideal place to raise a family or enjoy the fruits of your investment. Take advantage of the state-of-the-art Livingston Hub, which includes a vibrant community center, sports facilities, and a packed calendar of year-round events. Parks, pathways, schools, shopping, and transit options are all just steps away, making it a dream for anyone who values convenience and community. Location doesn't get any better than this: You're only minutes away from Livingston's stunning pond feature, the future Green Line LRT station, the Urban Corridor with its shopping, dining, and entertainment options, and a nearly complete community strip mall. Need to pick up groceries or essentials? Costco and various grocery stores are just a way .FUTURE GREEN LINE LRT STATION (2 mins), Community Strip Mall that's almost complete.**

Inclusions: **NONE**
 Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











