

6737 Livingstone Drive SW
Calgary, Alberta

MLS # A2227120



\$1,525,000

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|-----------|---|--------|-------------------|
| Division: | Lakeview | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,248 sq.ft. | Age: | 1967 (58 yrs old) |
| Beds: | 5 | Baths: | 2 full / 2 half |
| Garage: | Additional Parking, Double Garage Attached, Driveway, Oversized | | |
| Lot Size: | 0.22 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|-------------|--|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Wood Siding | Zoning: | RC-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Central Vacuum, Double Vanity | | |

Inclusions: na

Prime Location | Spent \$120K+ in Renovations with NEW ROOF, NEW WINDOWS, NEW FLOORING, NEW CARPET, FRESH PAINT, NEW FURNACE and WATER TANK. This fully renovated 5-bedroom home in Lakeview offers the perfect mix of modern upgrades and timeless character in one of Calgary's most desirable inner-city neighbourhoods. With over \$120K in renovations, this home is truly move-in ready. The south-facing front fills the space with natural light, highlighting the open and inviting layout. The main floor features a spacious living area and a flexible room ideal as a family room, office, or gym with direct access to the backyard. Upstairs, you'll find four comfortable bedrooms, while the finished basement offers a large entertainment area and a built-in workshop nook. An insulated double garage adds everyday convenience. Enjoy unbeatable access to Weaselhead Flats, Glenmore Reservoir, Earl Grey Golf Club, top-rated schools, and Mount Royal University—making this a rare opportunity to own a fully upgraded home in a prime location.