

# \$629,900 - 215 148 Avenue Nw, Calgary

MLS® #A2263924

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,667 sqft

Single Family on 0.06 Acres

Livingston, Calgary, Alberta

Modern & Bright 3-Bedroom Home in Desirable Livingston

Welcome to contemporary living in the heart of the sought-after Livingston community! This stunning 3-bedroom home offers a modern design, stylish finishes, and a fantastic layout, perfect for a family or anyone looking for a move-in ready property with an exciting backyard space.

**Interior Highlights**

Step inside to a bright, open-concept main floor flooded with natural light. The inviting living room features a chic, neutral colour palette, beautiful flooring, and an elegant staircase, creating a sophisticated and comfortable space. The gourmet kitchen is a chef's dream, boasting striking blue-grey cabinetry, pristine white quartz countertops, sleek stainless steel appliances (including a modern fridge with a smart display), and a large central island perfect for meal prep and entertaining. Adjacent to the kitchen, the dining room offers a stylish space for family dinners with an eye-catching light fixture and large windows overlooking the yard. A convenient and beautifully appointed powder room is also located on the main floor. Upstairs, you'll find three generously sized bedrooms. The master suite is a true retreat, featuring a spacious layout, a large window with community views, a walk-in closet, and a private 3-piece ensuite bath. The two additional spacious bedrooms and a full main bathroom ensure comfort for everyone. For ultimate convenience, the laundry is also included on this level.

**Exterior & Community Features**

The home's exterior



boasts attractive curb appeal with its modern architecture and striking siding. The private backyard is an oasis for relaxation and fun, featuring a well-maintained lawn, a back lane for easy access, and charming raised garden bedsâ€”perfect for a home gardener! A dedicated fire pit area makes it ideal for cool Calgary evenings and entertaining guests. The Livingston community offers exceptional amenities, parks, and easy access to major routes, making it a highly desirable place to call home. Don't miss the chance to own this exceptional property. Book your private showing today! (id:6289)

Built in 2021

**Essential Information**

Listing #	A2263924
Price	\$629,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,667
Acres	0.06
Year Built	2021
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	215 148 Avenue Nw
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P1N1

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	1

Parking                      Parking Pad

## Interior

Appliances                      Refrigerator, Range - Electric, Dishwasher, Microwave Range Hood Combo

Heating                          Forced air

Cooling                          None

# of Stories                      2

## Exterior

Exterior                          Concrete, Vinyl siding

Exterior Features              Garden Area, Lawn

Construction                   Poured concrete, Wood frame

Foundation                      Poured Concrete

## Listing Details

Listing Office                   First Place Realty



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