

6737 Livingstone Drive SW  
Calgary, Alberta

MLS # A2227120



**\$1,525,000**

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

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

**Inclusions:** na

\*\*\*OPEN HOUSE ON JUNE 28TH, 3-5PM\*\*\* 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.