

# \$1,525,000 - 6737 Livingstone Drive Sw, Calgary

MLS® #A2227120

**\$1,525,000**

5 Bedroom, 4.00 Bathroom, 2,248 sqft

Residential on 0.22 Acres

Lakeview, Calgary, Alberta

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.



Built in 1967

## Essential Information

MLS® #	A2227120
Price	\$1,525,000
Bedrooms	5

Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,248
Acres	0.22
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	6737 Livingstone Drive Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E6J2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Oversized, Additional Parking
# of Garages	4

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Double Vanity
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Basement
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard

Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	13
Zoning	RC-1

### **Listing Details**

Listing Office	eXp Realty
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