



## 211 148 AVENUE NW Avenue Calgary Alberta

\$730,000

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, an...

Furnace 17.50 Ft x 9.00 Ft

Other 13.58 Ft x 10.00 Ft

Living room 10.17 Ft x 9.33 Ft

Laundry room 4.58 Ft x 3.08 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Bedroom 11.42 Ft x 11.83 Ft

Pantry 5.25 Ft x 1.58 Ft

Other 9.17 Ft x 5.67 Ft

2pc Bathroom 4.83 Ft x 5.33 Ft

Other 10.08 Ft x 9.83 Ft

Other 3.92 Ft x 3.25 Ft

Other 19.25 Ft x 19.25 Ft

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Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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**Other** 7.00 Ft x 6.33 Ft

**Living room** 16.75 Ft x 12.67 Ft

**Kitchen** 12.67 Ft x 12.08 Ft

**Dining room** 11.67 Ft x 12.75 Ft

**Bedroom** 12.08 Ft x 9.33 Ft

**4pc Bathroom** 8.42 Ft x 4.83 Ft

**Bonus Room** 10.92 Ft x 11.50 Ft