

6737 Livingstone Drive SW  
Calgary, Alberta

MLS # A2227120

\$1,525,000

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.