

# \$1,800,000 - 6737 Livingstone Drive Sw, Calgary

MLS® #A2202389

**\$1,800,000**

5 Bedroom, 4.00 Bathroom, 2,248 sqft

Residential on 0.22 Acres

Lakeview, Calgary, Alberta

Located in the prestigious Lakeview community, this beautifully renovated 5-bedroom home offers the perfect blend of modern upgrades and timeless charm in one of Calgary's most desirable inner-city neighborhoods. With a south-facing front, natural light fills the home, creating bright and welcoming spaces throughout. Recent updates include NEW WINDOWS, FLOORING, CARPET, WASHER/DRYER, and more. The main floor features a spacious living area and a versatile second room—ideal as a family room, home gym, or office—with direct access to the backyard. Upstairs, four well-sized bedrooms provide comfortable accommodations, while the fully finished basement boasts a large entertainment space and a built-in shelving nook perfect for a workshop. The insulated double garage adds convenience and extra storage. Living in Lakeview means enjoying unparalleled access to Weaselhead Flats, Glenmore Reservoir, the Calgary Rowing & Canoe Club, and Earl Grey Golf Club, along with top-rated schools, Mount Royal University, and excellent local amenities just minutes away. This is a rare opportunity to own a beautifully updated home in one of Calgary's most sought-after communities!

Built in 1967

## Essential Information

MLS® #

A2202389



|                |             |
|----------------|-------------|
| Price          | \$1,800,000 |
| 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        | Additional Parking, Double Garage Attached, Driveway, Oversized |
| # of Garages   | 4                                                               |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Double Vanity                                     |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                          |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 2                                                                                |
| Fireplaces        | Basement, Living Room, Wood Burning                                              |
| 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    | March 20th, 2025 |
| Days on Market | 29               |
| Zoning         | RC-1             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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