

\$670,000 - 222 148 Avenue Nw, Calgary

MLS® #A2157968

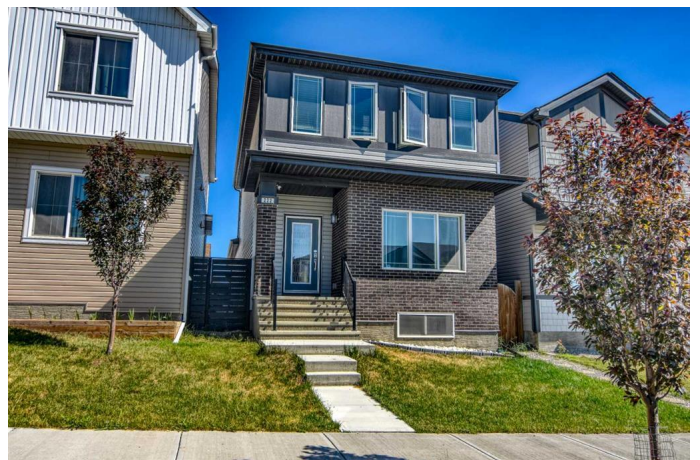
\$670,000

4 Bedroom, 4.00 Bathroom, 1,717 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

This home checks all the boxes folks! Features include: 1) BRIGHT & SUNNY SOUTH FACING FRONT ALLOWS NATURAL SUNLIGHT TO PERMATE THROUGHOUT THE HOME; 2) LOCATED IN NW LIVINGSTON, CLOSE TO SERVICES, LOCAL COMMUNITY AMENITIES, AND LOCAL AREA SCHOOLS; 3) DOUBLE ATTACHED GARAGE ALLOWS YOU TO PARK INDOORS AND AVOID TREACHEROUS WEATHER; 4) CENTRAL AIR CONDITIONING HELPS YOU ENJOY THE HOME ON HOT SUMMER DAYS; 5) TOTAL OF 4 BEDROOMS, 3.5 WASHROOMS INCLUDING 3 BEDROOMS +2 WASHROOMS ON UPPER FLOOR AND FULLY DEVELOPED BASEMENT WITH 1 BEDROOM + FULL WASHROOM PLUS ANOTHER FAMILY ROOM AND OFFICE AREA (DEVELOPED IN 2023 WITH ALL PERMITS!); 6) LOWER INSURANCE COSTS DUE TO BUILT-IN FIRE SUPPRESSION SYSTEM THROUGHOUT THE HOUSE ENSURING BETTER SAFETY AND SURVIVABILITY IN CASE OF FIRE; 7) ALREADY FENCED, LANDSCAPED, AND BLINDS ALREADY INSTALLED 8) REAR GARAGE DESIGN ALLOWS YOU COMFORTABLE ACCESS FROM THE LANE, AND WITH LARGE WINDOWS THROUGHOUT AND ESPECIALLY AT THE FRONT WHERE YOU CAN SEE THE BEAUTIFUL TREE-LINED STREET, 8) VERY CLOSE TO NEIGHBORHOOD PARKS AND A



SHORT COMMUTE TO THE LIVINGSTON COMMUNITY CENTRE; 9) QUICK ACCESS TO STONEY TRAIL AND LOCAL SHOPS ON BOTH SIDES OF THE RING ROAD; 10) FOR JET-SETTERS THIS HOME IS ONLY A SHORT 10 MINUTE DRIVE TO THE CALGARY INTERNATIONAL AIRPORT. This delightful home has a gallery-style kitchen with extended kitchen island and all quartz countertops, upgraded stainless steel appliances, laminate flooring for easy maintenance, central court-yard with stamped concrete pad, and bright neutral colors, updated lighting fixtures, and freshly painted and READY FOR A QUICK POSSESSION! Make your move Calgary, and enjoy AFFORDABLE home ownership! WHERE ELSE CAN YOU FIND A DETACHED HOME WITH SOOO MANY UPGRADES AND FEATURES FOR YOUR FAMILY TO ENJOY!

Built in 2019

Essential Information

MLS® #	A2157968
Price	\$670,000
Sold Price	\$662,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,717
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	222 148 Avenue Nw
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Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1N1

Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Alley Access, Double Garage Attached

Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	September 15th, 2024
Days on Market	31
Zoning	R-G
HOA Fees	467.25
HOA Fees Freq.	ANN

Listing Details

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