

# \$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® #

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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	38
Zoning	RC-1

### **Listing Details**

Listing Office	eXp Realty
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