

# \$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	46
Zoning	RC-1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.