



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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6737 Livingstone Drive SW  
Calgary, Alberta

MLS # A2227120



\$1,525,000

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.