

\$1,900,000 - 6836 Livingstone Drive Sw, Calgary

MLS® #A2244206

\$1,900,000

5 Bedroom, 4.00 Bathroom, 2,567 sqft

Residential on 0.29 Acres

Lakeview, Calgary, Alberta

**** OPEN HOUSE Thursday July 31 from 1-3 pm **** Here is a rare opportunity to own a timeless Mid Century Modern 1960s Rancher style in a prestigious Lakeview Village Community, a Piece of Architectural History. Situated on an expansive corner lot, this Bungalow home invites you to experience the sophistication, serenity, and subtle clean lines, all in a harmonious relationship with nature. This bungalow, built in 1968 has been lovingly maintained in its original glory, and is a living testament to post-modern sensibilities. Approaching the property, you are greeted by a sprawling, horizontal profile, with side access, attached Double Garage, and a unique blend of stone and wood cladding. As you enter through the front entrance via the solid wood door with vintage hardware, you will be greeted by a welcoming foyer that sets the tone for the home's elegant simplicity. The flowing Main Floor plan celebrates flexibility for the whole family, with over 5000 sq ft of living space, including 4 Bedrooms and 3.5 Bathrooms. The main living room features a wood burning, stone surround fireplace with gas lighter which compliments exposed beam ceilings. Custom built-in shelving and cabinetry can be found throughout this home. A spacious formal dining room and sunken living room at the front of the home serve as inviting areas for guests. Here, you can host lively dinner parties both in the home as well as an oversized rear deck for summer BBQ's. The 1990's kitchen combines vintage



charm with modern convenience. Solid Oak cabinetry offers plenty of storage and counter spaces. The bungalow offers four generously sized bedrooms, that preserve their mid-century character with cedar cubbies above the closets. Large windows look out onto lush gardens, and ample closet space provides practical storage. The primary suite is a tranquil retreat, featuring an ensuite bathroom. You will love the integration of indoor and outdoor spaces. There is access from the living room & kitchen to the sprawling patio, perfect for informal dining or simply enjoying the peace of the mature gardens on the property's almost .33-acre lot. Explore the close connection to nature with Glenmore Park and Weaslehead pathways just steps away. Wide, tree-lined streets and architecturally significant homes create an atmosphere of quiet sophistication. While this bungalow has been meticulously preserved to honor its mid-century origins, it also offers ample opportunity for thoughtful updates and customization or even new development. The sprawling layout and generous room sizes make it an ideal canvas for those wishing to infuse their own style while respecting the home's heritage or create their own home with a new development. Come explore this impeccably well-maintained home today!

Built in 1968

Essential Information

MLS® #	A2244206
Price	\$1,900,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,567
Acres	0.29

Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	6836 Livingstone Drive Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E6J5

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, French Door, Sauna
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Mantle, Stone, Wood Burning, Masonry
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed July 29th, 2025
Days on Market 2
Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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