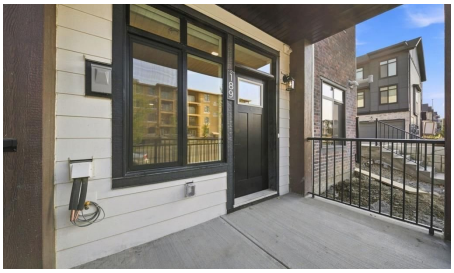
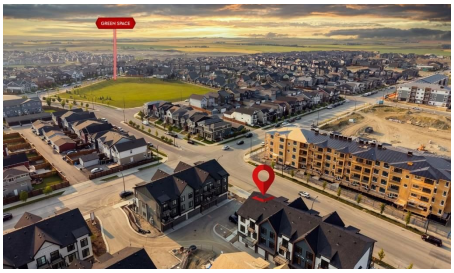
189 148 Avenue NW

Calgary | Active | MLS® A2339583

$299,999









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2026**	**557 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Priced to sell, this one of a kind corner lot townhome in Livingston is unheard of at this price point. Brand new and never lived in, this beautifully specced 2 bedroom, 1 bathroom home offers a rare combination of privacy, convenience, and single level living that's hard to find anywhere in the community.

Set on a corner lot with no neighbors sharing your access, this end unit gives you the space and privacy of a standalone home without the price tag. And with no stairs throughout and an easy access covered garage, getting in and out couldn't be simpler perfect for anyone who wants low-maintenance, accessible living.

Just a couple minutes' walk away, you'll have access to everything the Livingston HOA has to offer parks, playgrounds, community gardens, a picnic shelter, a skating rink, and more, all right around the corner.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339583
Bedrooms	2
Bathrooms	1
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse-Stacked
Total Living Area:	557 sq. ft.
Condo Fee:	$250.00
Condo Fee Includes:	Amenities of HOA/Condo

HOA Fee Frequency:	Annually
Front Exposure:	North
Entry Level:	1
Levels:	One
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2026 (Age: 0)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2511201
Heating:	Central
Basement:	None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Concrete, Wood Frame, Wood Siding
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes

Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$400.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Livingston
Amenities:	Garbage Chute, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Living Room · 12'10" × 10'9" ·
Main Floor	Kitchen · 13' × 7'10" ·
Main Floor	Bedroom - Primary · 9'5" × 9'4" ·
Main Floor	Bedroom · 8'11" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Exterior Features:	Private Entrance
Patio And Porch Features:	Front Porch
Lot Features:	Corner Lot

Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	TBD
Listed Date:	Aug 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/189-148-avenue-nw-calgary-a2339583/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.