

\$575,000 - 231 Lucas Boulevard Nw, Calgary

MLS® #A2196301

\$575,000

3 Bedroom, 3.00 Bathroom, 1,463 sqft
Residential on 0.06 Acres

Livingston, Calgary, Alberta

BEST LOCATION | SIDE ENTRANCE | NO CONDO FEE! Welcome home to this East-facing, no condo fee, 3 bedroom, 2 and a half bath townhome located in the beautiful community of Livingston. Looking over a greenspace, this townhome is sure to impress with 1462 sqft of finished living space. As you step inside, you're greeted with 9" knock-down ceilings and pot lights flooding the main floor, LVP flooring throughout, and a kitchen that's perfect for cooking up a storm, complete with a massive island, stainless steel appliances, quartz countertops, and a large walk-in pantry. Heading upstairs to the primary bedroom, you have a large walk-in closet and a 4-piece ensuite with a double vanity. The upstairs is completed with 2 more bedrooms, laundry, and a full bathroom. Downstairs is roughed in for a bathroom and has a separate entrance, giving you endless possibilities for customization - imagine installing a legal suite to offset your mortgage or creating a cozy family room! Outside, you'll find a good-sized deck and a double detached garage accessed from the paved laneway. This fantastic location puts you within walking distance to the Livingston Community Centre, which offers an incredible array of amenities including splash park, hockey rink, tennis courts, badminton courts, basketball courts, and more! With plenty of shopping and schools in the area for selection purposes as well as being close by local conveniences make this property truly one-of-a-kind.



Built in 2021

Essential Information

MLS® #	A2196301
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	231 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1H9

Amenities

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2025
Days on Market	19
Zoning	R-Gm
HOA Fees	445
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.