

\$579,000 - 271 Lucas Boulevard Nw, Calgary

MLS® #A2105018

\$579,000

3 Bedroom, 3.00 Bathroom, 1,476 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

BEAUTIFUL ROW HOUSE, A CORNER UNIT, 3 BEDROOMS, 2.5 BATHS WITH SIDE ENTRANCE TO THE BASEMENT AND A DOUBLE DETACHED GARAGE

Discover the allure of this modern, spacious 3-bedroom, 2.5-bath row house in the thriving NW community of Livingston, Calgary. This fast-growing area offers a blend of residential charm and urban convenience, making it a perfect choice for first-time home buyers and real estate investors alike. The heart of this home lies in its well-designed layout, featuring a living area that radiates warmth and comfort, seamlessly leading into a dining space and a corner kitchen adorned with stainless steel appliances and a large quartz island, perfect for culinary enthusiasts. The large windows bathe these spaces in natural light, enhancing the home's inviting ambiance. Upstairs, the tranquillity continues with three bedrooms, including a primary suite boasting a private 4-piece ensuite. The two additional bedrooms share an elegant 4-piece bathroom, and a dedicated laundry area adds to the home's practicality. Notably, this end-unit row house, less than two years old, includes a side entrance to the basement and extended home warranties for added peace of mind. The outdoor area is just as impressive, featuring a double detached garage, offering ample space for vehicles and storage. Living in Livingston means enjoying over 250 acres of open space, parks, and prairies, ideal for various outdoor activities. The community is poised to become



even more vibrant with the future development of a town centre comprising over 1 million square feet of offices, services, and retail spaces. Conveniently located within a 5-minute drive to shopping centers in Evanston, Carrington, Coventry Hills, and Panorama Hills, and with easy access to major highways and top schools, this property is not just a home but a lifestyle investment. Don't miss the opportunity to experience upscale living in one of Calgary's most desirable neighbourhoods. Call your agent to book your private showing today.

Built in 2022

Essential Information

MLS® #	A2105018
Price	\$579,000
Sold Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,476
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	271 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1N1

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Playground, Private Entrance, Private Yard
Lot Description	Corner Lot, Front Yard, Zero Lot Line
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	March 7th, 2024
Days on Market	34
Zoning	R-Gm
HOA Fees	449.40
HOA Fees Freq.	ANN

Listing Details

Listing Office	URBAN-REALTY.ca
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