

# \$475,000 - 269 Lucas Avenue Nw, Calgary

MLS® #A2160187

**\$475,000**

2 Bedroom, 3.00 Bathroom, 942 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

**ATTENTION: EMPY NESTERS or YOUNG PROFESSIONALS!** This stunning bungalow, with attached garage, offers over 1,800 sq ft of living space providing the ultimate in comfort, convenience and elegance. Homes by Avi has thoughtfully created these amazing homes for buyers wanting a lock-and-leave lifestyle at an affordable price. As you step into the bright, inviting space you instantly note the stunning vaulted ceiling and luxury vinyl plank flooring that sets the stage. The chef-friendly kitchen featuring an upgraded granite counter, stylish clean lines with white cabinetry, a tiled backsplash, and 2 convenient pantries. This open concept floor plan is ideal for relaxing & entertaining. The large living room is perfect featuring a picture window framing the beautiful front yard. The spacious primary bedroom is a retreat of its own, boasting a luxurious 4-piece ensuite, a large walk-in closet, and a serene ambiance. Enjoy the convenience of a main floor laundry room and a private powder room for guests. The fully finished single attached garage offers tall ceilings for additional storage while the full driveway ensures plenty of parking. The lower level enhances your living experience with a 9-ft ceiling, a large rec room ideal for hobbies or entertaining, a 4-piece bathroom, a generously sized bedroom with a walk-in closet, and a utility room with extensive storage.

Relax on your charming front porch with a cup



of coffee and a good book, take the dog for walk, or the grandkids to the park around the corner. So many options. Move-in ready with low condo fees and a lock-and-leave lifestyle, this home is perfect for those seeking comfort and ease in a stylish, modern setting. Embrace the freedom of stress-free living in this beautiful bungalow! Livingston is one of the most notable new communities in Calgary's Northwest. The Livingston Hub (Home Owner's Association facility) was curated to offer exceptional amenities including a splash park, skate park, skating rink, playground, Gymnasium, Commercial Kitchen, Banquet Hall & more. With programs so close to home, 200 acres of outdoor space and parks, future retail & schools you will love this thriving community! Call your favourite Realtor and see this amazing home before it is gone!

Built in 2022

**Essential Information**

MLS® #	A2160187
Price	\$475,000
Sold Price	\$467,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	942
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

**Community Information**

Address	269 Lucas Avenue Nw
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Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1S3

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Driveway, Insulated, Single Garage Attached

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 25th, 2024
Date Sold	September 28th, 2024
Days on Market	34
Zoning	M-G d60
HOA Fees	470.20
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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