

\$599,000 - 255 Lucas Boulevard Nw, Calgary

MLS® #A2222196

\$599,000

5 Bedroom, 4.00 Bathroom, 1,466 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to your dream home or investment property in vibrant Livingston, perfectly park-facing with stunning views and extra privacy! This beautiful 3-bedroom, 2.5-bathroom home offers a bright, open layout with a spacious kitchen island â€“ perfect for family meals or entertaining guests.

Enjoy summer evenings on your rear deck and the convenience of a detached double car garage. Bonus: There's a side entrance to an illegal basement suite with 2 bedrooms & 1 bathroom (no kitchen) thatâ€™s city-approved for Airbnb â€“ bringing in solid income while you live upstairs.

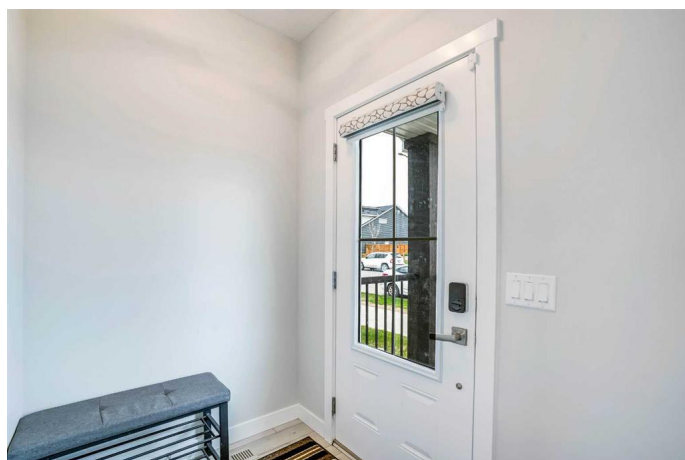
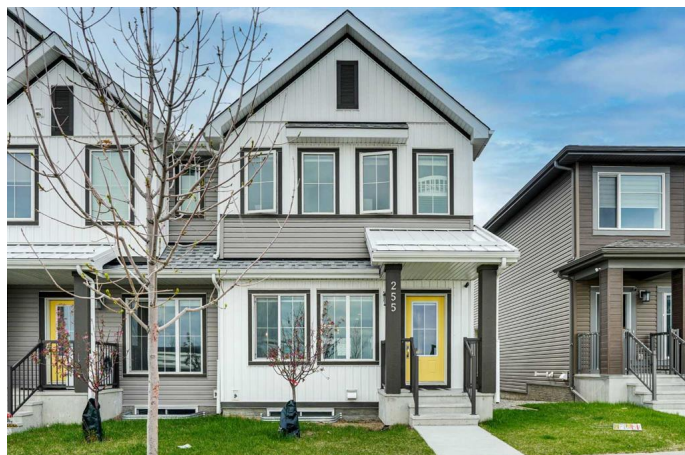
Livingston offers incredible value with access to a resident-only clubhouse, fitness center, splash park, and more. Plus, youâ€™re just minutes from the future Green Line C-Train and bus stop making commuting a breeze.

Donâ€™t miss this rare blend of comfort, income potential, and community lifestyle!

Built in 2021

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2222196 |
| Price | \$599,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |



| | |
|----------------|---------------|
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,466 |
| Acres | 0.06 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 255 Lucas Boulevard Nw |
| Subdivision | Livingston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1N1 |

Amenities

| | |
|----------------|--|
| Amenities | Clubhouse, Fitness Center, Playground, Dog Park, Game Court Interior, Party Room |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Central |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Garden, Private Entrance |
| Lot Description | Back Lane, Street Lighting, Views |

| | |
|--------------|-----------------|
| Roof | Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 17th, 2025 |
| Days on Market | 12 |
| Zoning | R-Gm |
| HOA Fees | 450 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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