

# \$579,999 - 181 Lucas Boulevard Nw, Calgary

MLS® #A2195165

**\$579,999**

4 Bedroom, 4.00 Bathroom, 1,669 sqft  
Residential on 0.09 Acres

Livingston, Calgary, Alberta

Stunning 3-Storey Modern Corner Lot  
Townhouse | 1668 Sq Ft | 3 Beds | 2.5 Baths |  
No Condo Fees | Livingston NW

This stunning 3-storey modern corner lot townhouse in Livingston NW offers 1668 sq ft of thoughtfully designed living space with no condo fees. Featuring 3 bedrooms, 2.5 bathrooms, and a fully finished basement, this home is ideal for families and professionals seeking modern convenience and style.

The main level welcomes you with a bright and open-concept layout, featuring a spacious living room filled with natural light from large windows. The modern kitchen is equipped with a large island, elegant quartz countertops, ceiling-height cabinetry, a stylish tile backsplash, and high-end stainless steel appliances. A 2-piece bathroom and a rear entrance provide easy access to the parking pad at the back.

The second level offers two generously sized bedrooms, a 4-piece bathroom, and a spacious laundry room with additional storage.

The third level is dedicated entirely to the private primary suite, featuring a secluded staircase, a large bedroom with a peaceful ambiance, a 5-piece ensuite with dual vanities, a soaker tub, and a glass shower, along with a spacious walk-in closet.



The fully finished basement adds even more flexibility to the home, offering one bedroom, a den, a full bathroom, a walk-in closet, and additional storage space.

Located in the vibrant Livingston NW community, this home provides easy access to Stoney Trail, connecting you to shopping centers, top-rated schools, the Rocky Mountains, hiking trails, ski resorts, and outdoor recreational activities. With parks, playgrounds, and exciting future developments, Livingston is the perfect place to call home.

Don't miss out on this incredible opportunity! Book your showing through Showtime today.

Built in 2021

### Essential Information

MLS® #	A2195165
Price	\$579,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,669
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	181 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3P 1N1

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Parking Pad

### **Interior**

Interior Features	Chandelier, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 17th, 2025
Days on Market	25
Zoning	R-Gm
HOA Fees	445
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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