

# \$570,000 - 181 Lucas Boulevard Nw, Calgary

MLS® #A2195165

**\$570,000**

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          | \$570,000     |
| 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 | Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Chandelier |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Stove                         |
| 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 | 67                  |
| Zoning         | R-Gm                |
| HOA Fees       | 445                 |
| HOA Fees Freq. | ANN                 |

### Listing Details

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

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