

# \$637,900 - 356 Lucas Boulevard Nw, Calgary

MLS® #A2228564

**\$637,900**

3 Bedroom, 3.00 Bathroom, 1,800 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to 356 Lucas Blvd NW – Your Next Home in Established Livingston!

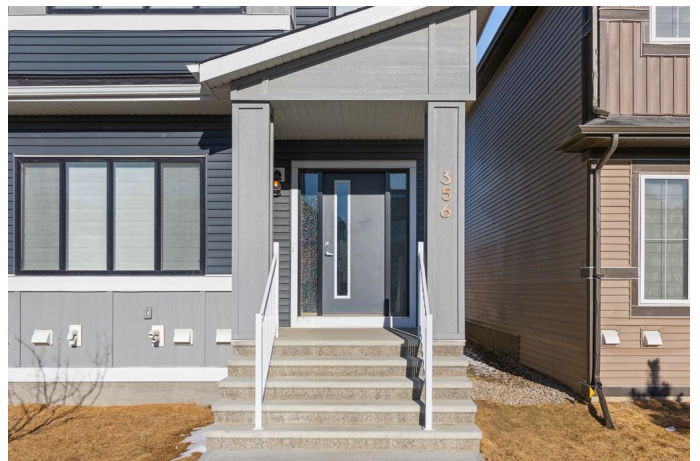
Discover the perfect combination of modern design, functionality, and unbeatable location in this beautifully maintained home – ideal for families and savvy investors alike.

Step inside to find a stylish main floor featuring a designer kitchen with stone countertops, stainless steel appliances, a gas range, a chimney-style hood fan, and a spacious corner pantry. The open-concept layout flows effortlessly into the dining area and cozy living room – perfect for both entertaining and everyday life. This thoughtfully designed level is complete with a dedicated office, large front and rear entry, and a convenient half bath.

Upstairs, you'll be welcomed by a bright bonus room with soaring vaulted ceilings, upper-level laundry, and a spacious primary suite with a walk-in closet and 4-piece ensuite. Two additional bedrooms and a second full bath provide ample space for the entire family.

The basement offers incredible future potential with 9 ceilings, a separate side entrance, two egress windows, and rough-ins for a 2-bedroom legal suite, making it a brilliant investment opportunity.

Additional highlights include central air conditioning and a prime location just minutes from Stoney Trail, with quick connections to



Deerfoot Trail and the newly completed 144 Avenue NW extension.

Livingston is one of Calgary’s most established and amenity-rich communities. It offers access to public transit, shopping, parks, and the impressive Livingston Hub, a central community space with recreational and social facilities.

Built in 2022

**Essential Information**

MLS® #	A2228564
Price	\$637,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,800
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	356 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1S7

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 7th, 2025
Days on Market	30
Zoning	R-G
HOA Fees	445
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Manor Real Estate Ltd.
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