

# \$509,900 - 259 Lucas Boulevard Nw, Calgary

MLS® #A2266915

**\$509,900**

3 Bedroom, 3.00 Bathroom, 1,455 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to Your Perfect Home or Investment Property in Vibrant Livingston!

Discover this beautiful park-facing gem offering both stunning views and extra privacy.

Featuring 3 bedrooms and 2.5 bathrooms, this bright and modern home is designed for both comfort and function. The open-concept main floor showcases a spacious kitchen island, ideal for family gatherings or entertaining guests, while the large windows fill the home with natural light.

Step outside to your rear deck for relaxing summer evenings, and enjoy the convenience of a detached double-car garage. The unfinished basement with a side entrance and large windows offers endless possibilities for future development or a potential secondary suite (subject to city approval).

Livingston is one of Calgary's most exciting new communities, offering exclusive resident access clubhouse, fitness center, splash park, and more. Located minutes from the future Green Line C-Train and bus stops, commuting and city access couldn't be easier. Don't miss this rare opportunity to own a home that perfectly blends style, value, and an incredible community lifestyle!



Built in 2021

## Essential Information

MLS® # A2266915

Price \$509,900

|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,455         |
| Acres          | 0.06          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 259 Lucas Boulevard Nw |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P1N1                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Vinyl Windows                                       |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Full                                                                                 |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Back Lane, Corner Lot, Lawn |
| Roof              | Asphalt Shingle             |

|              |                      |
|--------------|----------------------|
| Construction | Concrete, Wood Frame |
| Foundation   | Poured Concrete      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 2                  |
| Zoning         | R-Gm               |
| HOA Fees       | 450                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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