

# \$739,988 - 83 Lucas Passage Nw, Calgary

MLS® #A2221944

**\$739,988**

3 Bedroom, 3.00 Bathroom, 1,800 sqft  
Residential on 0.07 Acres

Livingston, Calgary, Alberta

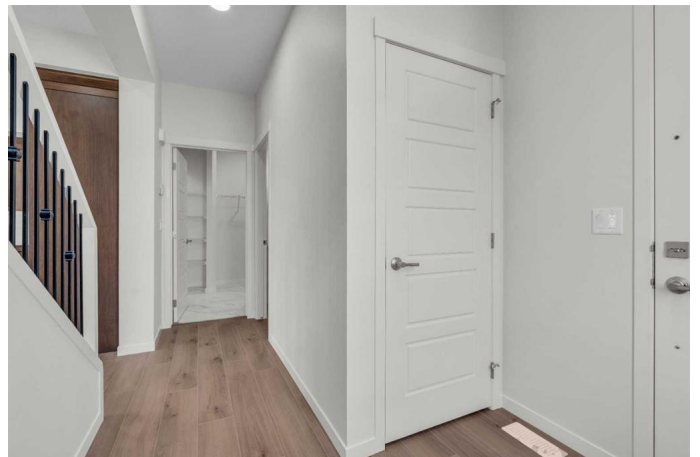
Step into homeownership with this beautiful brand-new Morrison-built home, located in the vibrant and family-friendly community of Livingston. This is the perfect opportunity for first-time buyers looking for a modern, move-in-ready home in a growing neighbourhood.

You'll love the convenient location—just minutes from parks, playgrounds, and with quick access to major routes like Stoney Trail, Deerfoot Trail, CrossIron Mills, and Costco.

Inside, the main floor offers an open and spacious layout with 9'™ ceilings, a bright and upgraded kitchen complete with stainless steel appliances, a large island for casual dining, and a walk-through pantry for extra storage. The cozy living room features an electric fireplace—ideal for relaxing evenings. A mudroom and powder room add thoughtful function to the main level.

Upstairs, you'll find a flexible bonus room—perfect for a home office, playroom, or second living area—plus a spacious primary bedroom with big windows, a walk-in closet, and a stylish ensuite with dual sinks, a tub, and a separate shower. Two more generously sized bedrooms, a full bathroom, and a laundry room make life easy on the second floor.

The undeveloped basement gives you a clean



slate to create your own space and includes a separate side entrance and legal-size windowâ€”making it a great option for a future development.

Extra features include added windows for plenty of natural light, smart home automation for modern living, and the peace of mind that comes with New Home Warranty coverage.

Livingston is ideal for young families and new homeowners, offering access to the amazing 35,000 sq. ft. Livingston Hub, which includes an ice rink, water park, gym, playground, tennis courts, banquet space, daycare area, and much more.

Built in 2025

**Essential Information**

MLS® #	A2221944
Price	\$739,988
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,800
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	83 Lucas Passage Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3P2E3

### Amenities

Amenities None  
Parking Spaces 4  
Parking Covered, Double Garage Attached, Driveway, Garage Faces Front  
# of Garages 2

### Interior

Interior Features Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry  
Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric, Living Room  
Has Basement Yes  
Basement Exterior Entry, None

### Exterior

Exterior Features None  
Lot Description Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 16th, 2025  
Days on Market 1  
Zoning R-G  
HOA Fees 467  
HOA Fees Freq. ANN

### Listing Details

Listing Office URBAN-REALTY.ca

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