

# \$599,000 - 255 Lucas Boulevard Nw, Calgary

MLS® #A2222196

**\$599,000**

5 Bedroom, 4.00 Bathroom, 1,466 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to your dream home or investment property in vibrant Livingston, perfectly park-facing with stunning views and extra privacy! This beautiful 3-bedroom, 2.5-bathroom home offers a bright, open layout with a spacious kitchen island â€“ perfect for family meals or entertaining guests.

Enjoy summer evenings on your rear deck and the convenience of a detached double car garage. Bonus: There's a side entrance to an illegal basement suite with 2 bedrooms & 1 bathroom (no kitchen) thatâ€™s city-approved for Airbnb â€“ bringing in solid income while you live upstairs.

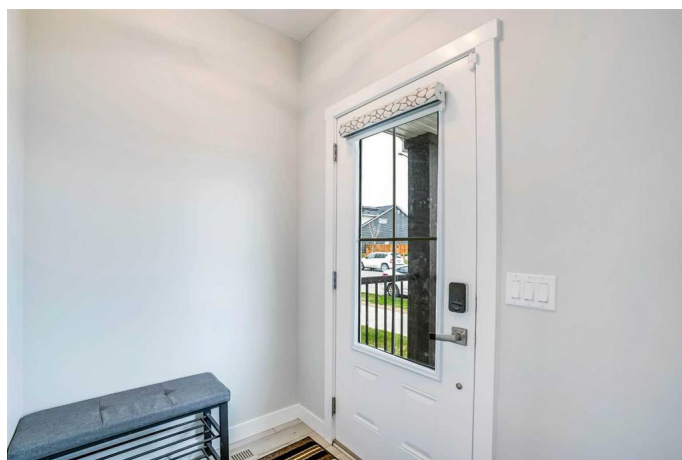
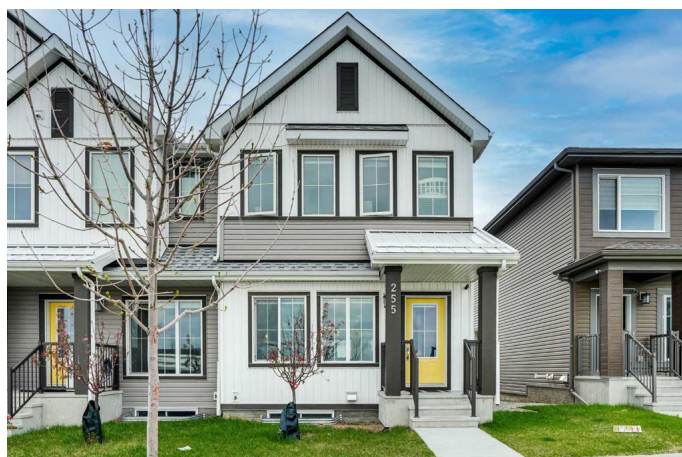
Livingston offers incredible value with access to a resident-only clubhouse, fitness center, splash park, and more. Plus, youâ€™re just minutes from the future Green Line C-Train and bus stop making commuting a breeze.

Donâ€™t miss this rare blend of comfort, income potential, and community lifestyle!

Built in 2021

## Essential Information

MLS® #	A2222196
Price	\$599,000
Bedrooms	5
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,466
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	255 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1N1

### Amenities

Amenities	Clubhouse, Dog Park, Fitness Center, Game Court Interior, Party Room, Playground
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Lane, Street Lighting, Views

Roof	Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 17th, 2025
Days on Market	2
Zoning	R-Gm
HOA Fees	450
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Comox Realty
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