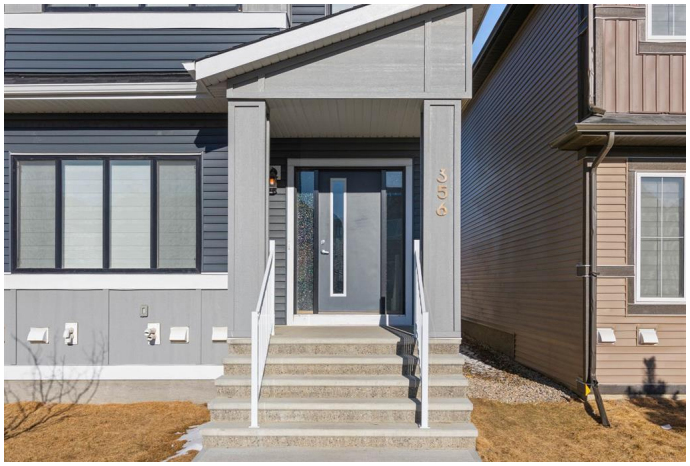
$649,900 - 356 Lucas Boulevard Nw, Calgary

MLS® #A2209206

$649,900
3 Bedroom, 3.00 Bathroom, 1,800 sqft
Residential on 0.06 Acres

Livingston, Calgary, Alberta



Welcome to 356 Lucas Blvd NW, Offering a perfect blend of stylish finishes and a functional layout, this property is ideal for families and investors alike.
The main floor features a stunning kitchen with stone countertops, stainless steel appliances, a gas range, a chimney-style hood fan, and a convenient corner pantry. The open-concept design connects the kitchen to the dining area and an inviting living roomâ€”ideal for entertaining or everyday living. The main level is complete with a private office, spacious front and rear entry, and a half bath.
Upstairs, youâ€™ll find a bright BONUS ROOM with a VAULTED ceiling, upper-level laundry, and a generous primary suite with a walk-in closet and a 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom offer plenty of space for the whole family.
The basement offers excellent future potential with a 9' ceiling, separate side entrance, two egress windows, and rough-ins for a future legal suiteâ€”making it a fantastic investment opportunity.
Additional features include central air conditioning for year-round comfort.
Located just minutes from Stoney Trail, with quick access to Deerfoot Trail and the newly completed 144 Avenue NW extension, this home offers unmatched connectivity across Calgary.
Donâ€™t miss your chance to own in one of Calgaryâ€™s most exciting and amenity-rich

communities!

Built in 2022

Essential Information

MLS® #	A2209206
Price	$649,900
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	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Central Air Conditioner, Gas Range
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	April 8th, 2025
Days on Market	22
Zoning	R-G
HOA Fees	445
HOA Fees Freq.	ANN

Listing Details

Listing Office	Manor Real Estate Ltd.

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