

\$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 – 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) that's city-approved for Airbnb – bringing in solid income while you live upstairs.

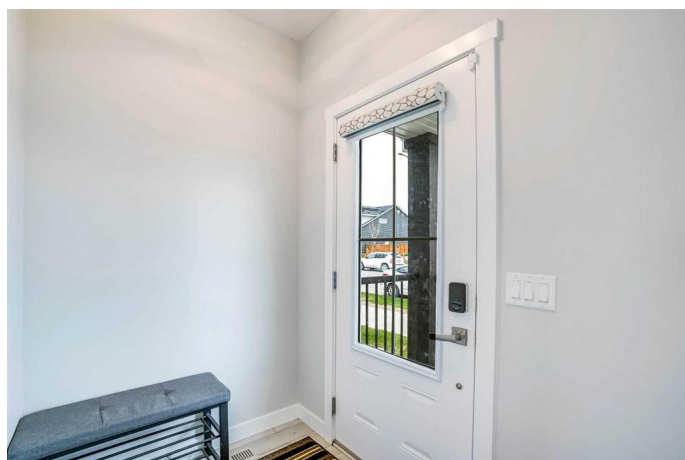
Livingston offers incredible value with access to a resident-only clubhouse, fitness center, splash park, and more. Plus, you're just minutes from the future Green Line C-Train and bus stop making commuting a breeze.

Don'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	1
Zoning	R-Gm
HOA Fees	450
HOA Fees Freq.	ANN

Listing Details

Listing Office	Comox Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.