

# \$549,900 - 132 Lucas Boulevard Nw, Calgary

MLS® #A2233238

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,341 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to Modern Living in Livingston!  
This beautifully crafted Daytona-built townhouse offers the perfect blend of comfort, style, and practicality—with NO CONDO FEES.

Built in 2019, this clean and exceptionally well-maintained 3-bedroom, 2.5-bathroom home features triple-pane windows for energy efficiency and quiet living. The open-concept main floor is designed for both everyday comfort and entertaining, with modern finishes, a bright living area, and a beautiful electric fireplace that creates a warm, inviting atmosphere. The well-appointed kitchen features quartz countertops, stainless steel appliances, and a spacious pantry—ideal for both casual meals and hosting guests.

A stylish 2-piece powder room adds both function and flair to the main level.

Upstairs, the Primary Bedroom is your private retreat, featuring a walk-in closet and a full ensuite. Two additional bedrooms, a 4-piece bathroom, and upstairs laundry provide flexibility for families, guests, or work-from-home space.

Step out back to enjoy your deck—perfect for BBQs or relaxing evenings. You™ll also appreciate the detached double garage, offering secure parking and extra storage.



Curb appeal is enhanced by the low-maintenance, rock-upgraded front yard, making upkeep a breeze while maintaining a polished, modern look.

Located in the vibrant, family-friendly community of Livingston, youâ€™ll enjoy quick access to the airport, Children's Hospital, major shopping centres, and a wide array of parks, schools, and walking paths. The Livingston Hub is a standout community feature with a gymnasium, splash park, skating rink, tennis court, and moreâ€”designed to keep the whole family active and connected.

Youâ€™ll feel right at home the moment you walk in. Schedule your visit today!

Built in 2019

**Essential Information**

MLS® #	A2233238
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,341
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	132 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	t3p1h7

### Amenities

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

### Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 24th, 2025
Days on Market	11
Zoning	R-Gm
HOA Fees	473
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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