

\$509,900 - 259 Lucas Boulevard Nw, Calgary

MLS® #A2266915

\$509,900

3 Bedroom, 3.00 Bathroom, 1,455 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to Your Perfect Home or Investment Property in Vibrant Livingston!

Discover this beautiful park-facing gem offering both stunning views and extra privacy.

Featuring 3 bedrooms and 2.5 bathrooms, this bright and modern home is designed for both comfort and function. The open-concept main floor showcases a spacious kitchen island, ideal for family gatherings or entertaining guests, while the large windows fill the home with natural light.

Step outside to your rear deck for relaxing summer evenings, and enjoy the convenience of a detached double-car garage. The unfinished basement with a side entrance and large windows offers endless possibilities for future development or a potential secondary suite (subject to city approval).

Livingston is one of Calgary's most exciting new communities, offering exclusive resident access clubhouse, fitness center, splash park, and more. Located minutes from the future Green Line C-Train and bus stops, commuting and city access couldn't be easier. Don't miss this rare opportunity to own a home that perfectly blends style, value, and an incredible community lifestyle!



Built in 2021

Essential Information

MLS® # A2266915

Price \$509,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,455
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	259 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1N1

Amenities

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

Interior

Interior Features	Kitchen Island, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Lawn
Roof	Asphalt Shingle

Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2025
Days on Market	7
Zoning	R-Gm
HOA Fees	450
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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