

# \$719,000 - 427 Lucas Boulevard Nw, Calgary

MLS® #A2200271

**\$719,000**

3 Bedroom, 3.00 Bathroom, 1,521 sqft  
Residential on 0.06 Acres

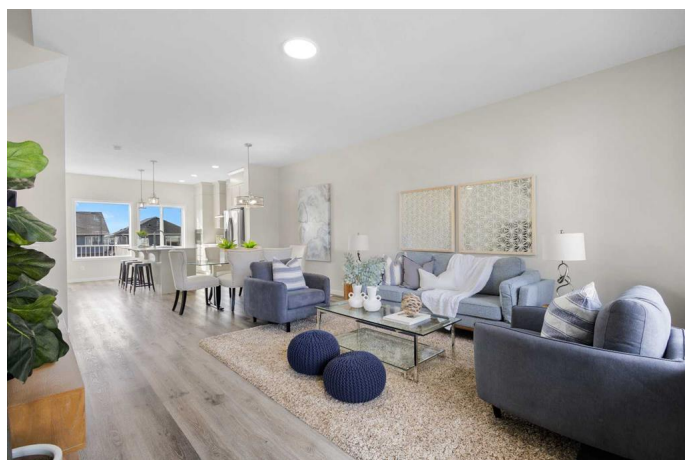
Livingston, Calgary, Alberta

Join us for an Open House on Saturday, March 15th from 1:00 PM to 4:00 PM at this stunning home in the desirable Livingston community in Calgary. This beautiful property features 3 spacious bedrooms, 2.5 bathrooms, and a walkout basement that's ready for your personal touch. The open-concept design boasts 9 ft ceilings, a sleek kitchen with quartz countertops, a large kitchen island, and plenty of big windows allowing natural light to flood the space. Step outside to enjoy the gorgeous views from the deck. The second floor offers a master bedroom with a large en-suite and walk-in closet, plus two additional bedrooms and another full bathroom. The home is conveniently located within walking distance to a bus stop, shopping center, and playground. This is a must-see property that you won't want to miss!

Built in 2023

## Essential Information

MLS® #	A2200271
Price	\$719,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,521
Acres	0.06



Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	427 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1S7

### **Amenities**

Parking Spaces	2
Parking	Parking Pad
# of Garages	2

### **Interior**

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	4
Zoning	R-G

HOA Fees 467  
HOA Fees Freq. ANN

## **Listing Details**

Listing Office Initia Real Estate

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