# \$519,900 - 23 Lucas Way Nw, Calgary

MLS® #A2201583

## \$519,900

3 Bedroom, 3.00 Bathroom, 1,281 sqft Residential on 0.00 Acres

Livingston, Calgary, Alberta

Only two townhomes remain in award-winning Logel Homes' Livingston Views development. This 1,481 sq. ft. residence (builder size) features upgraded cabinetry, quartz countertops, and premium Samsung stainless steel appliances. With 3 bedrooms and 2.5 bathrooms, the spacious primary suite includes a walk-in shower and dual sinks in the ensuite. Both second-floor bathrooms are finished with upgraded ceramic tile. The main floor is enhanced with pot lighting throughout, complementing the modern design. Additional features include a double underdrive garage for added convenience. Enjoy year-round comfort with central air conditioning and the assurance of a 5-year Alberta New Home Warranty. Ideally situated near shopping, parks, and an on-site lake, this home offers the perfect blend of luxury and practicality. Livingston Views is a short walk from "The Hub―, Livingston's 35,000 square-foot Homeowners Association facility, and surrounded by 250 acres of open space, parks, and prairies. All set along the picturesque Livingston West Ponds.







Built in 2025

#### **Essential Information**

MLS® # A2201583 Price \$519,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,281

Acres 0.00

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 23 Lucas Way Nw

Subdivision Livingston

City Calgary

County Calgary

Province Alberta

Postal Code T3P 2C7

### **Amenities**

Amenities Picnic Area, Park, Snow Removal, Trash

Parking Spaces 2

Parking Double Garage Attached, Rear Drive

# of Garages 2

#### Interior

Interior Features Breakfast Bar

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator,

Washer/Dryer, Electric Range, Microwave

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Partial, Unfinished

#### **Exterior**

Exterior Features Balcony

Lot Description Back Lane, Landscaped

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 19th, 2025

Days on Market 227

Zoning MC-2

HOA Fees 400

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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