# \$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 practicalityâ€"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 pantryâ€"ideal for both casual meals and hosting guests.

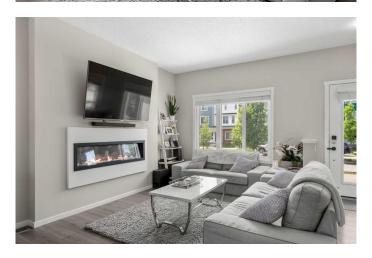
A stylish 2-piece powder room adds both function and flair to the main level.

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 deckâ€"perfect for BBQs or relaxing evenings. You'II 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, you'II 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.

You'II 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 15

Zoning R-Gm HOA Fees 473 HOA Fees Freq. ANN

## **Listing Details**

Listing Office eXp Realty

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