

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

MLS® #A2200271

## \$719,000

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

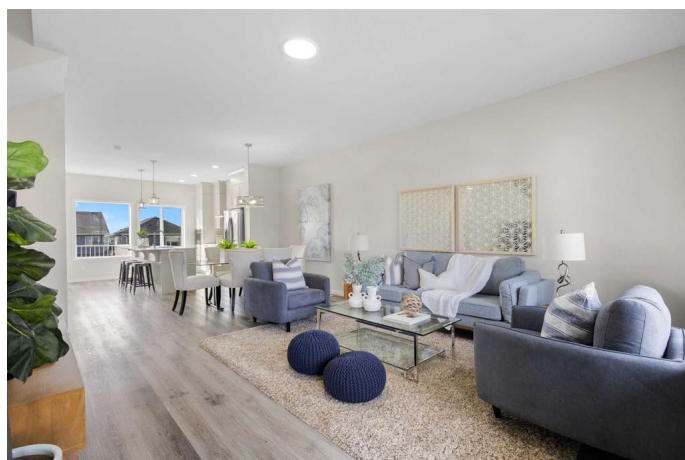
Livingston, Calgary, Alberta

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.