

\$649,900 - 603 Lucas Boulevard Nw, Calgary

MLS® #A2221880

\$649,900

3 Bedroom, 3.00 Bathroom, 1,747 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

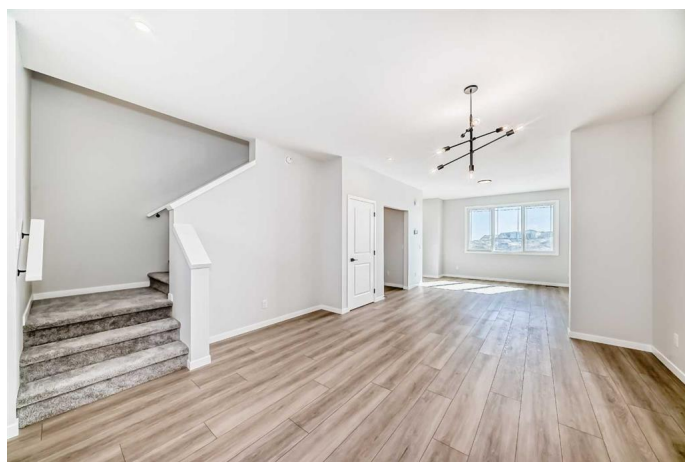
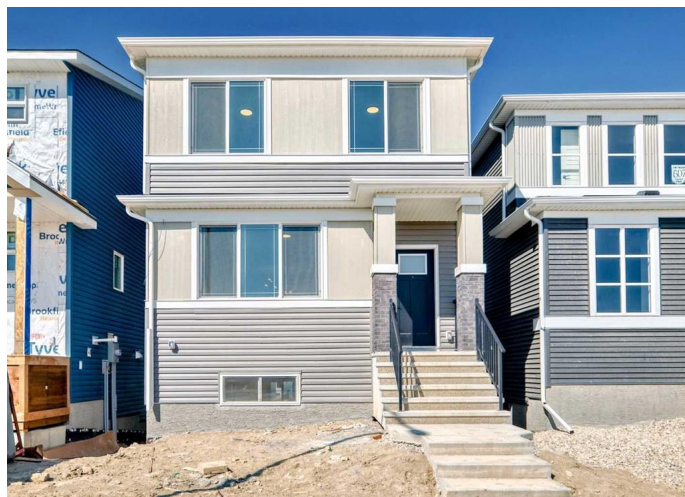
There will be a green space across the street! This brand-new walkout property features a modern, open-concept design with 9-foot ceilings and luxury vinyl plank flooring throughout the main floor. The stylish kitchen is equipped with quartz countertops, extended upper cabinets, stainless steel appliances(ready to deliver or a \$4500 credit), a built-in microwave, a chimney hood fan, and a large window for added natural light. Upstairs, youâ€™™ll find three generously sized bedrooms, including a spacious primary bedroom with stunning mountain views, a luxurious ensuite with double vanity sinks and a separate shower, as well as a large walk-in closet. A functional laundry room with abundant shelving offers added convenience. The main floor offers a bright and sunny living room, a dedicated den/home office, a spacious dining area, and a mudroom with a built-in bench and coat hooks. Step outside to the large rear deck and take in the open views. The WALKOUT basement features oversized windows and a rough-in for a bathroom, offering excellent potential to develop a legal 2-bedroom secondary suite(subject to Cit of Calgary Approval).

Built in 2025

Essential Information

MLS® # A2221880

Price \$649,900



| | |
|----------------|-------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,747 |
| Acres | 0.06 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 603 Lucas Boulevard Nw |
| Subdivision | Livingston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 2E1 |

Amenities

| | |
|----------------|------------|
| Amenities | Clubhouse |
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in, Tankless Hot Water |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater |
| Heating | Forced Air, Natural Gas |
| Cooling | Sep. HVAC Units |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Walk-Out, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting |
| Lot Description | Back Lane, Back Yard, Street Lighting, Rectangular Lot |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 57 |
| Zoning | R-G |
| HOA Fees | 445 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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