

# \$570,000 - 181 Lucas Boulevard Nw, Calgary

MLS® #A2195165

**\$570,000**

4 Bedroom, 4.00 Bathroom, 1,669 sqft

Residential on 0.09 Acres

Livingston, Calgary, Alberta

Stunning 3-Storey Modern Corner Lot  
Townhouse | 1668 Sq Ft | 3 Beds | 2.5 Baths |  
No Condo Fees | Livingston NW

This stunning 3-storey modern corner lot townhouse in Livingston NW offers 1668 sq ft of thoughtfully designed living space with no condo fees. Featuring 3 bedrooms, 2.5 bathrooms, and a fully finished basement, this home is ideal for families and professionals seeking modern convenience and style.

The main level welcomes you with a bright and open-concept layout, featuring a spacious living room filled with natural light from large windows. The modern kitchen is equipped with a large island, elegant quartz countertops, ceiling-height cabinetry, a stylish tile backsplash, and high-end stainless steel appliances. A 2-piece bathroom and a rear entrance provide easy access to the parking pad at the back.

The second level offers two generously sized bedrooms, a 4-piece bathroom, and a spacious laundry room with additional storage.

The third level is dedicated entirely to the private primary suite, featuring a secluded staircase, a large bedroom with a peaceful ambiance, a 5-piece ensuite with dual vanities, a soaker tub, and a glass shower, along with a spacious walk-in closet.



The fully finished basement adds even more flexibility to the home, offering one bedroom, a den, a full bathroom, a walk-in closet, and additional storage space.

Located in the vibrant Livingston NW community, this home provides easy access to Stoney Trail, connecting you to shopping centers, top-rated schools, the Rocky Mountains, hiking trails, ski resorts, and outdoor recreational activities. With parks, playgrounds, and exciting future developments, Livingston is the perfect place to call home.

Donâ€™t miss out on this incredible opportunity! Book your showing through Showtime today.

Built in 2021

**Essential Information**

MLS® #	A2195165
Price	\$570,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,669
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	181 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3P 1N1

### Amenities

Amenities	None
Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Chandelier
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Stove
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	February 17th, 2025
Days on Market	77
Zoning	R-Gm
HOA Fees	445
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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