

\$639,900 - 356 Lucas Boulevard Nw, Calgary

MLS® #A2228564

\$639,900

3 Bedroom, 3.00 Bathroom, 1,800 sqft
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to 356 Lucas Blvd NW – Your Next Home in Established Livingston!

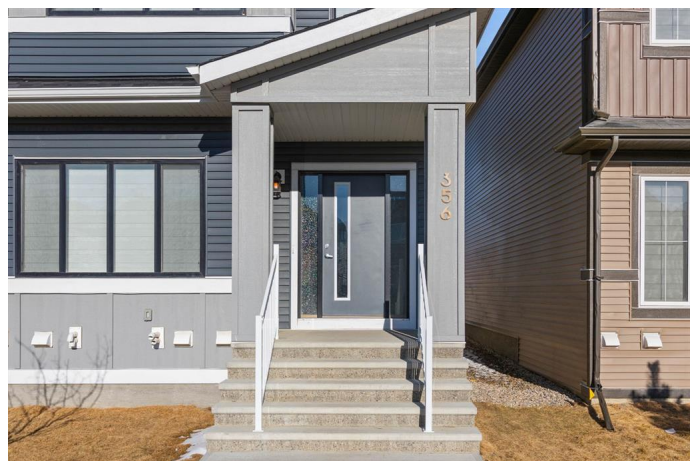
Discover the perfect combination of modern design, functionality, and unbeatable location in this beautifully maintained home – ideal for families and savvy investors alike.

Step inside to find a stylish main floor featuring a designer kitchen with stone countertops, stainless steel appliances, a gas range, a chimney-style hood fan, and a spacious corner pantry. The open-concept layout flows effortlessly into the dining area and cozy living room – perfect for both entertaining and everyday life. This thoughtfully designed level is complete with a dedicated office, large front and rear entry, and a convenient half bath.

Upstairs, you'll be welcomed by a bright bonus room with soaring vaulted ceilings, upper-level laundry, and a spacious primary suite with a walk-in closet and 4-piece ensuite. Two additional bedrooms and a second full bath provide ample space for the entire family.

The basement offers incredible future potential with 9 ceilings, a separate side entrance, two egress windows, and rough-ins for a 2-bedroom legal suite, making it a brilliant investment opportunity.

Additional highlights include central air conditioning and a prime location just minutes from Stoney Trail, with quick connections to



Deerfoot Trail and the newly completed 144 Avenue NW extension.

Livingston is one of Calgary’s most established and amenity-rich communities. It offers access to public transit, shopping, parks, and the impressive Livingston Hub, a central community space with recreational and social facilities.

Built in 2022

Essential Information

MLS® #	A2228564
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,800
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	356 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1S7

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	445
HOA Fees Freq.	ANN

Listing Details

Listing Office	Manor Real Estate Ltd.
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