

# \$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!

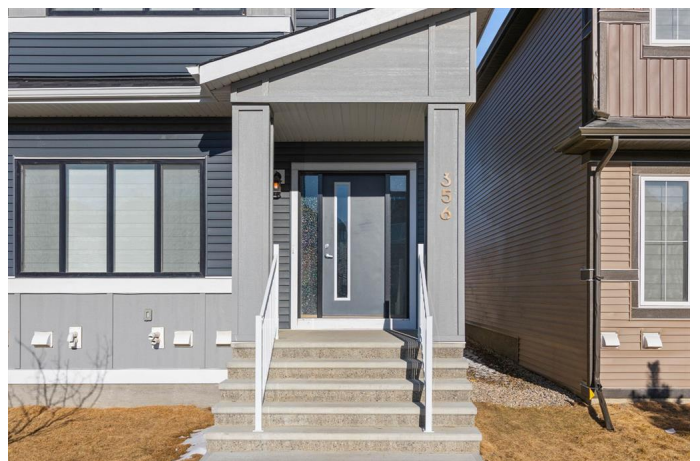
Discover the perfect combination of modern design, functionality, and unbeatable location in this beautifully maintained home – ideal for families and savvy investors alike.

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 | 9              |
| Zoning         | R-G            |
| HOA Fees       | 445            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Manor Real Estate Ltd. |
|----------------|------------------------|

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