

# \$689,900 - 455 Lucas Boulevard Nw, Calgary

MLS® #A2200097

**\$689,900**

3 Bedroom, 3.00 Bathroom, 1,750 sqft

Residential on 0.06 Acres

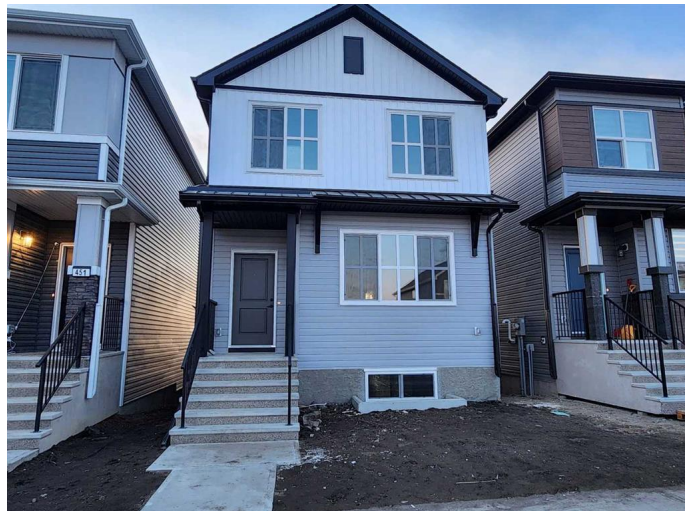
Livingston, Calgary, Alberta

Brand new, walk out, and upgraded, welcome to this 1749 sqft single family home in NW side of Livingston. It features 9 feet ceiling and LVP flooring throughout the main floor, quartz counter tops in the kitchen and bathrooms, higher upper kitchen cabinets, built in microwave oven and chimney hood fan, stainless steel appliances, knock down ceiling, and wrought iron spindle railings on the stairs. Upper floor has 3 good size bedrooms, master bedroom with beautiful mountain view, ensuite with double vanity sinks and separated shower, large walk in closet, functional laundry room with lots of shelving storage spaces. Main floor with large and sunny living room, computer room/den, spacious dining area, large kitchen with window, mud room with seating bench and coat hooks, and large deck with views. Basement is walk out, with big windows and bathroom rough in. It closes to playground, shopping, shopping, future school, and easy access to major roads. \*\* 455 Lucas Blvd NW \*\*

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2200097  |
| Price      | \$689,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,750       |
| Acres          | 0.06        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 455 Lucas Boulevard Nw |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 2C9                |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Racquet Courts, Recreation Facilities, Visitor Parking |
| Parking Spaces | 2                                                      |
| Parking        | Parking Pad                                            |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Tankless Hot Water |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater                                             |
| Heating           | Forced Air                                                                                                                                        |
| Cooling           | None                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                               |
| Basement          | Exterior Entry, Full, Walk-Out                                                                                                                    |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame                                        |
| Foundation        | Poured Concrete                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 71              |
| Zoning         | R-G             |
| HOA Fees       | 450             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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.