

# \$699,900 - 575 Lucas Boulevard Nw, Calgary

MLS® #A2237555

**\$699,900**

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 1750 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, electric fireplace, 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. \*\* 575 Lucas Blvd NW \*\*

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2237555  |
| Price     | \$699,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,750       |
| Acres          | 0.06        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 575 Lucas Boulevard Nw |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 2E1                |

### Amenities

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

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer                                        |
| Heating           | Forced Air, Natural Gas                                                                                               |
| Cooling           | None                                                                                                                  |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Electric                                                                                                              |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished, 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    | July 7th, 2025 |
| Days on Market | 98             |
| Zoning         | R-G            |
| HOA Fees       | 450            |
| HOA Fees Freq. | ANN            |

**Listing Details**

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

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