

# \$769,900 - 136 Lucas Street Nw, Calgary

MLS® #A2238206

**\$769,900**

6 Bedroom, 4.00 Bathroom, 1,804 sqft

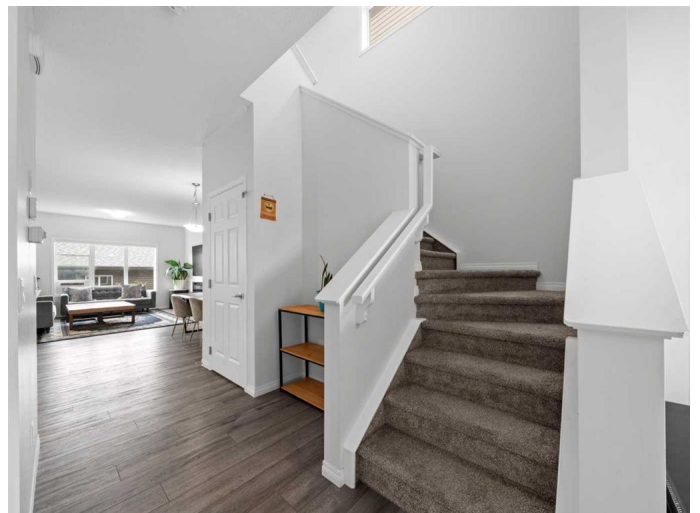
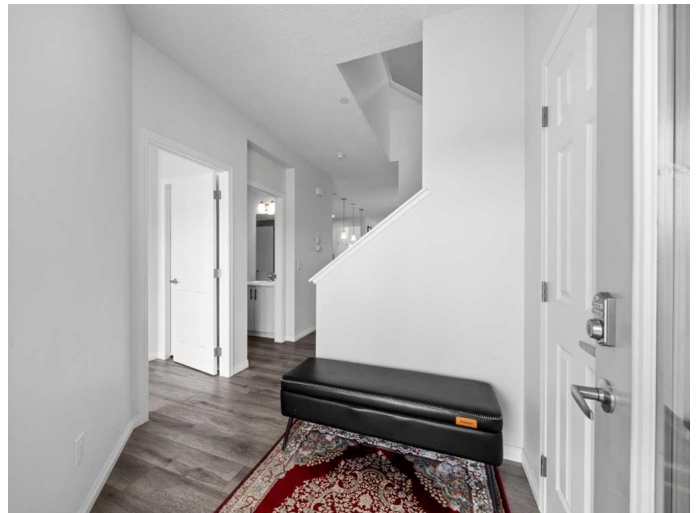
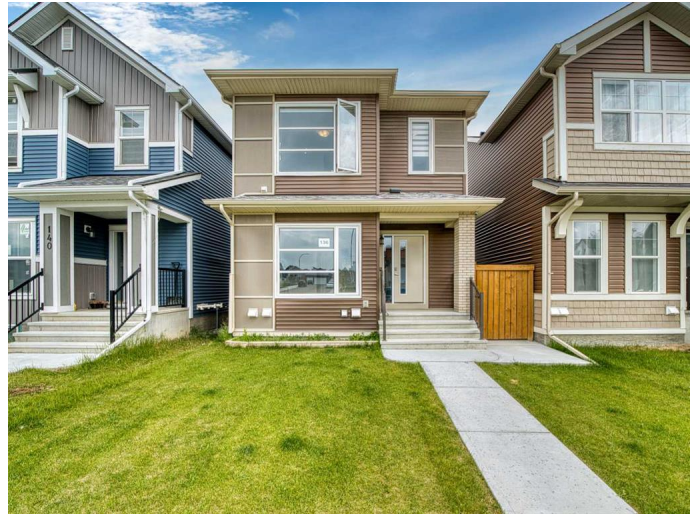
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Legal basement suite! Welcome to this beautifully maintained 2021-built home located in the sought-after community of Livingston. With a fully finished 2-bedroom legal basement suite featuring a private entrance, laundry, full bathroom, and plenty of storage, this home offers incredible flexibility for multigenerational living or rental income potential.

From top to bottom, pride of ownership shines throughout this move-in ready home. Upstairs, youâ€™ll find 3 spacious bedrooms, a bonus space perfect for a kidsâ€™ study area or home office, and two full bathrooms, including a generous primary suite featuring a large ensuite with quartz countertops throughout, a soaker tub, and a massive walk-in closet. The main floor offers a bright, open-concept layout ideal for family living and entertaining. It also includes a bright, spacious den and a full bathroom, providing added convenience for guests or a home office setup.

Enjoy a bright, spacious living area and dining space filled with natural light, featuring a cozy electric fireplace that creates a warm and inviting atmosphere. The kitchen offers a massive quartz island, corner pantry, and plenty of counter space for cooking and gathering. Step outside to a large, low-maintenance backyard perfect for relaxing or entertaining, and benefit from a massive double detached garage that provides plenty of storage and parking.



Located just steps from the scenic community pond and a short 5 minute walk to the Livingston Hub, youâ€™ll have year-round access to incredible amenities like splash parks, skating rinks, tennis courts, and fitness classes, something for everyone in the family.

Need to venture beyond the neighborhood? Youâ€™re just 3 minutes from Stoney Trail, 10 minutes to CrossIron Mills, and 12 minutes to Calgary International Airport, making commuting and weekend getaways a breeze.

This is your chance to own a truly stylish family home in one of Calgaryâ€™s most dynamic new communities. Book your private showing today!

Built in 2021

### Essential Information

MLS® #	A2238206
Price	\$769,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,804
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	136 Lucas Street Nw
Subdivision	Livingston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3P1R6

### Amenities

Amenities	None, Park, Playground, Snow Removal
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 10th, 2025
Zoning	R-G
HOA Fees	480
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
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