

# \$529,900 - 3, 71 Lucas Street Nw, Calgary

MLS® #A2255944

**\$529,900**

3 Bedroom, 3.00 Bathroom, 1,461 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Don't miss this 1462 Square foot one owner two storey Avi built townhouse with a full basement and large window. This is an upgraded unit built in 2021 that was to be the showhome. Features all whirlpool stainless steel appliances with a gas stove, fridge with water and ice in the door, dishwasher, over the stove microwave hoodfan, white cabinets, quartz counters, black granite undermount sink and full pantry. The wide open main floor has 9ft ceilings and vinyl plank flooring plus recessed lighting on both levels. The large living room features an electric fireplace, large window looking out to the huge open park. There is a small office, or extra storage beside the front door foyer. There is a 1/2 bath off the back closet and entrance to the large double garage, 22ft wide and 19 1/2 ft deep, fully insulated, drywalled and taped. The driveway gives you room to park 2 more vehicles plus a door code pad to garage. Upstairs is the principal bedroom with with 3 pc bath and walkin shower and 2 more good sized bedrooms a full bath. Also on this level is a large bright bonus room. The laundry room is conveniently located on this level. The exterior has been totally redone in the last month with new shingles, siding, garage door and paint around windows and doors. Great front porch to relax and enjoy the view of the park right in front of your unit. The property has a Trane furnace and instant hot water plus is fully air conditioned. There is a full indoor fire sprinkler system throughout to help keep your



insurance down. There is absolutely nothing to do but move in! Call you Realtor for viewing.

Built in 2021

### Essential Information

MLS® #	A2255944
Price	\$529,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,461
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3, 71 Lucas Street Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1S3

### Amenities

Amenities	Clubhouse, Recreation Facilities, Snow Removal, Trash
Parking Spaces	4
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	No Smoking Home, Quartz Counters, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window

	Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 12th, 2025
Zoning	M-G d60
HOA Fees	445
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Blue Sky
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