

# \$649,900 - 603 Lucas Boulevard Nw, Calgary

MLS® #A2221880

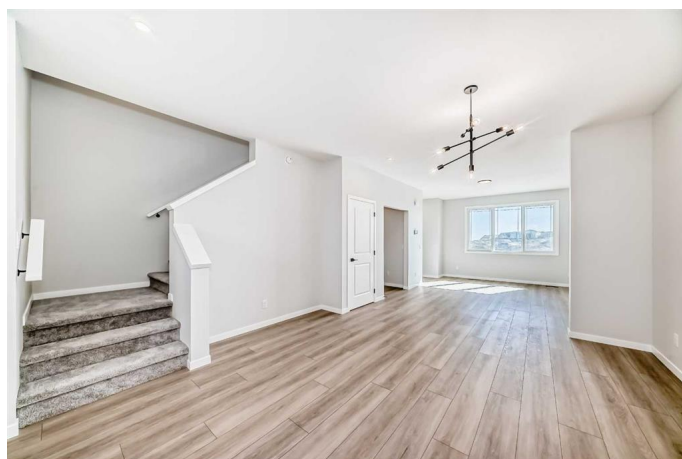
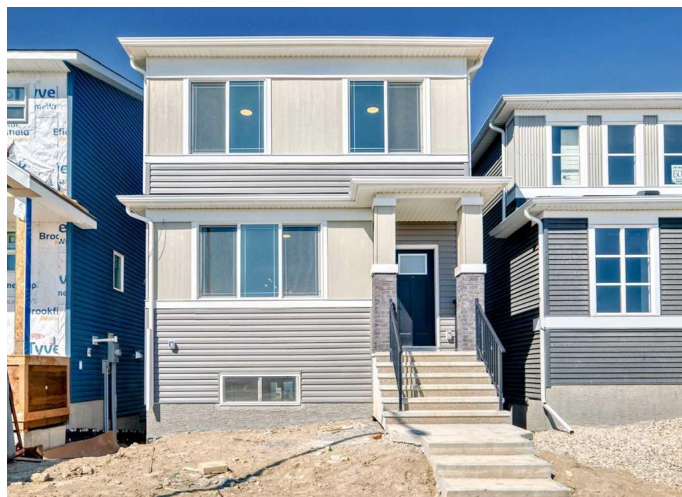
**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,747 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

This brand-new walkout property features a modern, open-concept design with 9-foot ceilings and luxury vinyl plank flooring throughout the main floor. The stylish kitchen is equipped with quartz countertops, extended upper cabinets, stainless steel appliances(ready to deliver or a \$4500 credit), a built-in microwave, a chimney hood fan, and a large window for added natural light. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom with stunning mountain views, a luxurious ensuite with double vanity sinks and a separate shower, as well as a large walk-in closet. A functional laundry room with abundant shelving offers added convenience. The main floor offers a bright and sunny living room, a dedicated den/home office, a spacious dining area, and a mudroom with a built-in bench and coat hooks. Step outside to the large rear deck and take in the open views. The WALKOUT basement features oversized windows and a rough-in for a bathroom, offering excellent potential to develop a legal 2-bedroom secondary suite(subject to Cit of Calgary Approval).



Built in 2025

## Essential Information

MLS® # A2221880

Price \$649,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,747
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	603 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2E1

### Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer
Heating	Forced Air, Natural Gas
Cooling	Sep. HVAC Units
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out, Exterior Entry

### Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	50
Zoning	R-G
HOA Fees	445
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Grand Realty
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