

# \$699,999 - 522 Lucas Boulevard Nw, Calgary

MLS® #A2229035

**\$699,999**

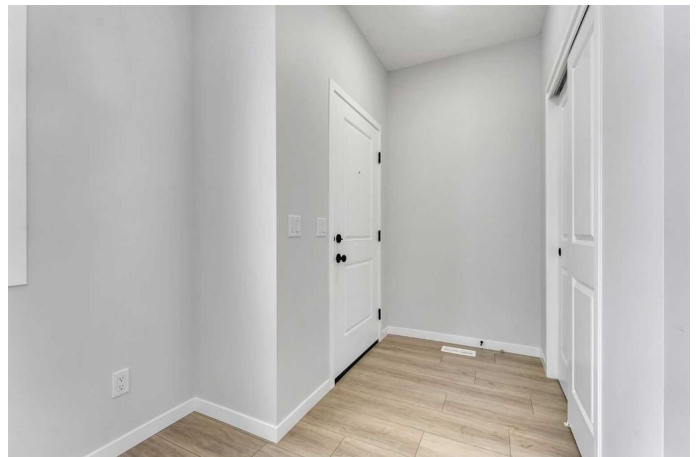
3 Bedroom, 3.00 Bathroom, 1,749 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Welcome to this beautifully upgraded 1,745 sq ft single-family home in the highly sought-after NW community of Livingston. This impressive 3-bedroom, 2.5-bath residence showcases modern design and quality finishes throughout. The main floor features 9-foot ceilings, luxury vinyl plank flooring, and a spacious open-concept layout that's perfect for both everyday living and entertaining. The chef-inspired kitchen boasts quartz countertops, extended upper cabinetry, stainless steel appliances, a built-in microwave, a chimney-style hood fan, and a stylish knock-down ceiling finish. A convenient side entrance to the unfinished basement offers future development potential or added flexibility for extended family living. Upstairs offers three generously sized bedrooms and two full bathrooms, including a primary suite with breathtaking mountain views, a luxurious ensuite featuring dual vanities and a separate shower, and a large walk-in closet. A well-appointed laundry room with ample shelving and storage completes the upper level. Additional highlights include elegant wrought iron spindle railings and an abundance of natural light throughout the home. This property offers the perfect blend of comfort, functionality, and modern style—ideal for today's family lifestyle. Don't miss your chance to own this exceptional home!

Built in 2025



## Essential Information

MLS® #	A2229035
Price	\$699,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,749
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	522 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2C9

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 8th, 2025

Days on Market            12

Zoning                        R-G

### **Listing Details**

Listing Office                Royal LePage METRO

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