

# \$570,000 - 181 Lucas Boulevard Nw, Calgary

MLS® #A2195165

**\$570,000**

4 Bedroom, 4.00 Bathroom, 1,669 sqft

Residential on 0.09 Acres

Livingston, Calgary, Alberta

Stunning 3-Storey Modern Corner Townhouse  
| 1668 Sq Ft | 3 Beds + Den | 3.5 Baths | NO  
Condo Fees | Sought-After Livingston NW

Step into elevated living with this show-stopping 3-storey corner lot townhouse in the heart of vibrant Livingston NW. Boasting 1,668 sq ft of upgraded living space, NO condo fees, and a fully finished basement, this modern masterpiece is perfect for growing families, savvy professionals, and stylish investors alike.

## Main Floor:

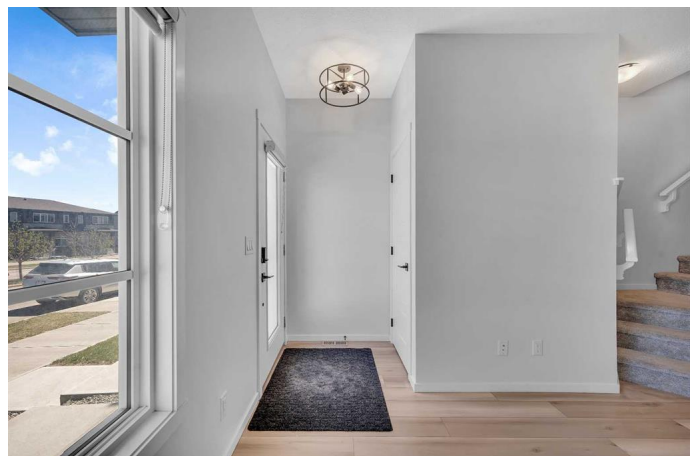
Be welcomed by a sunlit open-concept layout featuring oversized windows, a spacious living room, and a chef-inspired kitchen with quartz countertops, a large island, full-height cabinetry, elegant tile backsplash, and premium stainless steel appliances. A sleek 2-piece bath and a convenient rear entrance to your private parking pad complete this level.

## Second Floor:

This level offers two generously sized bedrooms, a full 4-piece bathroom, and a spacious laundry room with built-in storage.

## Third Floor – Private Primary Retreat:

Enjoy your own dedicated sanctuary with a private staircase leading to the entire third floor, featuring a spacious primary bedroom, a luxurious 5-piece ensuite with dual vanities, a soaker tub, a glass-enclosed shower, and a



large walk-in closet.

Finished Basement:

The fully finished basement adds incredible versatility with a fourth bedroom, den, full bathroom, walk-in closet, and additional storage—ideal for guests, a home office, or multi-generational living.

Location and Lifestyle:

Nestled in the dynamic and fast-growing community of Livingston NW, this home offers quick access to Stoney Trail, shopping centers, top-rated schools, parks, playgrounds, and upcoming community developments. Whether commuting to the city or escaping to the Rocky Mountains, this location delivers both convenience and lifestyle.

Don't miss this exceptional opportunity. Book your private showing through ShowTime today.

Built in 2021

Essential Information

MLS® #	A2195165
Price	\$570,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,669
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	181 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1N1

### Amenities

Amenities	None
Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Chandelier
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Stove
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	February 17th, 2025
Days on Market	78
Zoning	R-Gm
HOA Fees	445
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
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