

# \$679,999 - 522 Lucas Boulevard Nw, Calgary

MLS® #A2229035

**\$679,999**

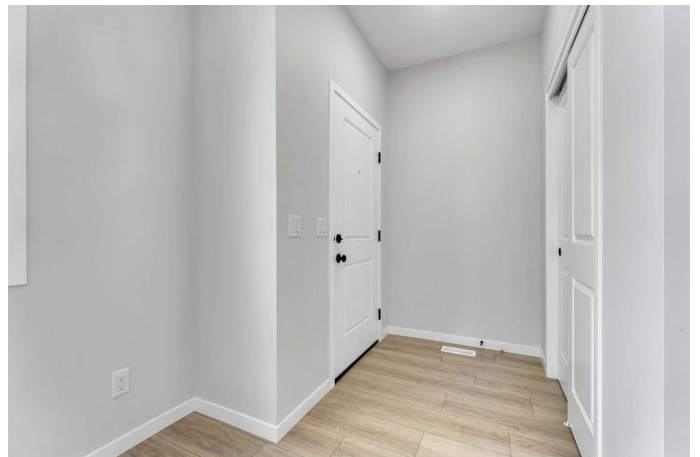
3 Bedroom, 3.00 Bathroom, 1,749 sqft

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          | \$679,999   |
| 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        56  
Zoning                      R-G

**Listing Details**

Listing Office            Royal LePage METRO

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