

# \$534,900 - 63 Lucas Way Nw, Calgary

MLS® #A2238512

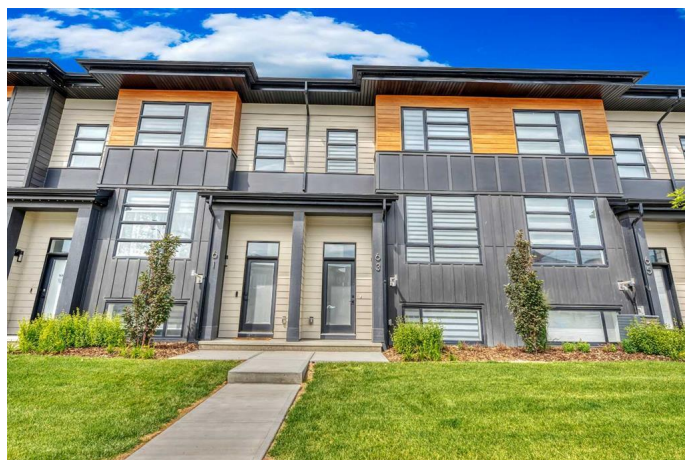
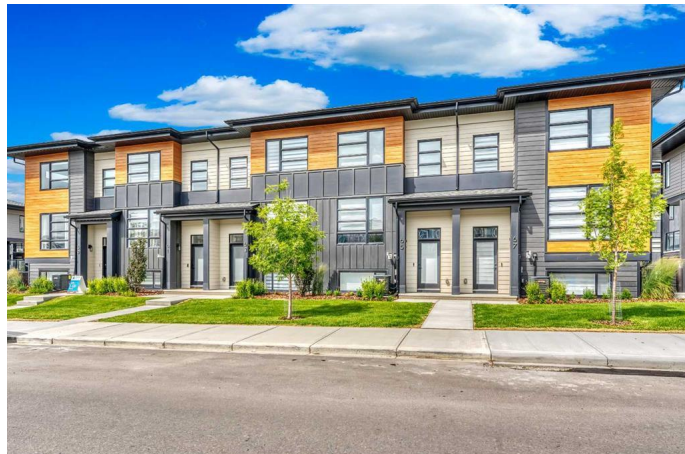
**\$534,900**

3 Bedroom, 3.00 Bathroom, 1,291 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Super one year old townhome in the Logel Homes Livingston Views development. This home is located in the award winning Livingston community with exclusive amenities provided by the Livingston Homeowners Association(HOA), which includes a 35,000 ft2 community hub, skating rink, splash park, gymnasium and year round programming for all ages. This townhome features 9' CEILINGS on the main level, neutral carpeting on the stairs and also the upper bedroom area. Practical VINYL PLANK flooring graces the main level and all bathrooms. Open kitchen plan with an island/eating bar, lots of soft close cabinets, black subway tile backsplash, excellent counter space and a separate dining area. Kitchen highlights include STAINLESS STEEL Samsung appliances, pot lights and quartz countertops. Appreciate the convenient 2 piece bath on the main level and all bathrooms are finished with quartz counters. Relax in the comfortable living room or on the covered deck on those warm summer nights. Three bedrooms upstairs with two full bathrooms, one of which is a 4 piece ensuite bath. Deep soaker tubs in both bathrooms along with shower heads for family convenience. All windows have classy blackout blinds for maximum light and privacy. The lower den is a great private office space to work from home with a big window for natural light. Park in the insulated and drywalled double garage creating safety and comfort in all seasons. EXCELLENT VALUE!!!



Built in 2023

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2238512      |
| Price          | \$534,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,291         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                 |
|-------------|-----------------|
| Address     | 63 Lucas Way Nw |
| Subdivision | Livingston      |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T3P 2C7         |

Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Playground, Boating               |
| Parking Spaces | 2                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |

Basement                      Finished, Partial

**Exterior**

Exterior Features      Balcony, BBQ gas line  
Lot Description        Back Lane, Lake, Landscaped, Gentle Sloping  
Roof                      Asphalt Shingle  
Construction          Cement Fiber Board  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 10th, 2025  
Days on Market        23  
Zoning                    M-1 d100  
HOA Fees                400  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX Real Estate (Mountain View)

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