

# \$629,000 - 522 Lucas Boulevard Nw, Calgary

MLS® #A2258928

**\$629,000**

3 Bedroom, 3.00 Bathroom, 1,738 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

Welcome to this beautifully finished 1,738 sq ft home in the vibrant community of Livingston. Designed with modern living in mind, this three-bedroom, two-and-a-half-bath property combines style, comfort, and function.

The main floor features 9-foot ceilings, luxury vinyl plank flooring, and a bright open-concept layout, perfect for everyday living and entertaining. The chef-inspired kitchen is complete with quartz countertops, extended upper cabinetry, stainless steel appliances, a built-in microwave, a chimney hood fan, and a knock-down ceiling finish.

Upstairs, you will find three generously sized bedrooms, including a primary suite, a spa-like ensuite with dual sinks and a walk-in shower, and a spacious walk-in closet. A full bathroom and a convenient laundry room with extra shelving complete the upper level.

Plenty of natural light and thoughtful upgrades throughout add to the home's appeal. A separate side entrance provides direct access to the unfinished basement. With its modern finishes, functional layout, and sought-after location, this home is an ideal choice for families.



Built in 2024

## Essential Information

MLS® # A2258928

Price \$629,000

|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,738       |
| Acres          | 0.07        |
| Year Built     | 2024        |
| 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

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Kitchen Island                                             |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator |
| Heating           | ENERGY STAR Qualified Equipment                            |
| Cooling           | None                                                       |
| Has Basement      | Yes                                                        |
| Basement          | Full, Exterior Entry, Unfinished, Walk-Up To Grade         |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden               |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 23                   |
| Zoning         | R-G                  |
| HOA Fees       | 450                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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