

\$825,900 - 16 Lucas Passage Nw, Calgary

MLS® #A2264000

\$825,900

5 Bedroom, 4.00 Bathroom, 2,255 sqft

Residential on 0.83 Acres

Livingston, Calgary, Alberta

Welcome to this exceptional home built by Cedar Glen in Livingston, 2024 with over 2250 sq ft above and over 970 sq ft below in a 2 bdrm FULLY FINISHED LEGAL SECONDARY SUITE with its own separate side entrance, laundry and furnace, convenient for extended family or whatever you choose. This home is pristine, like new, with high ceilings, luxury vinyl plank flooring, 3 bedrooms, an office, flex space, a bonus room, and 2.5 baths upstairs. You won't be disappointed. Walking into the open floor plan, you will notice immediately the wall of windows from one side of the house to the other. The kitchen is perfectly equipped to entertain a large family, with extra counter space for preparing dinners. SS appliances, quartz counters, a large walk-in pantry, and then into a dining room that will accommodate a table for 10 or 12 for dinners? The living room will fit your big furniture and is adorned with a long electric fireplace with remote. Upstairs, the primary bedroom is large enough for your king-size bedroom suite, with a 5-piece ensuite, dual vanities, quartz counters, separate shower, private toilet and large walk-in closet. Then there are 2 more very nice-sized bedrooms, a bonus room, a laundry room, a flex space, and another 5-piece bathroom with dual vanities. The lower level legal basement suite includes 2 BEDROOMS, a 4-piece BATHROOM, a SPACIOUS KITCHEN with an eating area, a separate laundry and a large living room. Very convenient location! CLOSE to Parks, Pond,



Walking trails, easy access to Stoney Trail, Grocery Stores (No frills, McDonald's, Gas, Mega Sanjha Punjab) and minutes to the Superstore, banks, Home Depot, Canadian Tire, Winners, just to name a few.

EXCLUSIVE access to the Livingston Hub - The Homeowners Association (HOA), which features a splash park, tennis courts, basketball court, playground and more, a vibrant community centre with year-round recreational activities. Don't miss this opportunity to own an affordable modern home with a legal basement suite in a quiet, peaceful location.

Built in 2024

Essential Information

MLS® #	A2264000
Price	\$825,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,255
Acres	0.83
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	16 Lucas Passage Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2E3

Amenities

Amenities	Community Gardens, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Private Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Decorative
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 13th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	One Percent Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.