

# \$649,900 - 603 Lucas Boulevard Nw, Calgary

MLS® #A2221880

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,747 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

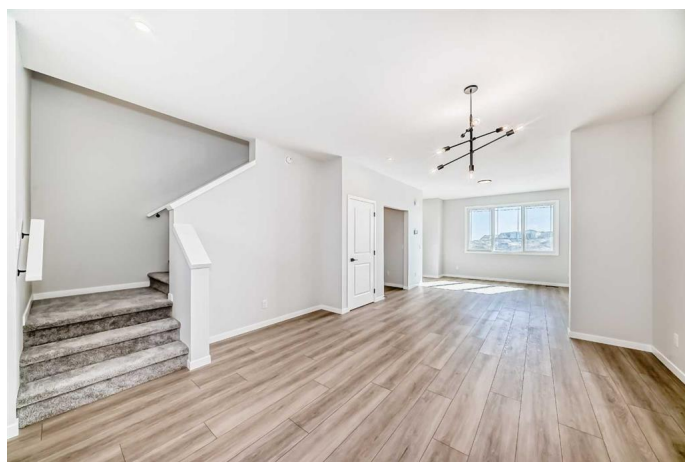
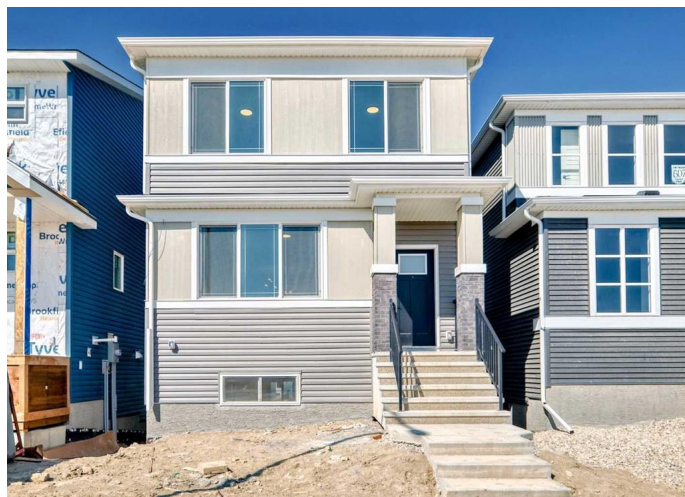
There will be a green space across the street! This brand-new walkout property features a modern, open-concept design with 9-foot ceilings and luxury vinyl plank flooring throughout the main floor. The stylish kitchen is equipped with quartz countertops, extended upper cabinets, stainless steel appliances(ready to deliver or a \$4500 credit), a built-in microwave, a chimney hood fan, and a large window for added natural light. Upstairs, youâ€™™ll find three generously sized bedrooms, including a spacious primary bedroom with stunning mountain views, a luxurious ensuite with double vanity sinks and a separate shower, as well as a large walk-in closet. A functional laundry room with abundant shelving offers added convenience. The main floor offers a bright and sunny living room, a dedicated den/home office, a spacious dining area, and a mudroom with a built-in bench and coat hooks. Step outside to the large rear deck and take in the open views. The WALKOUT basement features oversized windows and a rough-in for a bathroom, offering excellent potential to develop a legal 2-bedroom secondary suite(subject to Cit of Calgary Approval).

Built in 2025

## Essential Information

MLS® # A2221880

Price \$649,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,747
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	603 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2E1

### Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Double Vanity, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Sep. HVAC Units
Has Basement	Yes
Basement	Exterior Entry, Full, Walk-Out, Unfinished

### Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	90
Zoning	R-G
HOA Fees	445
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.