\$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

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, you'II 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,

Tankless Hot Water, Walk-In Closet(s), Bathroom Rough-in

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Tankless Water Heater, Washer

Heating Forced Air, Natural Gas

Cooling Sep. HVAC Units

Has Basement Yes

Basement Full, Unfinished, Walk-Out, Exterior Entry

Exterior

Exterior Features Lighting

Lot Description Back Lane, Back Yard, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 16th, 2025

Days on Market 49

Zoning R-G

HOA Fees 445

HOA Fees Freq. ANN

Listing Details

Listing Office Grand Realty

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