

# \$649,900 - 356 Lucas Boulevard Nw, Calgary

MLS® #A2209206

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,800 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to 356 Lucas Blvd NW, Offering a perfect blend of stylish finishes and a functional layout, this property is ideal for families and investors alike.

The main floor features a stunning kitchen with stone countertops, stainless steel appliances, a gas range, a chimney-style hood fan, and a convenient corner pantry. The open-concept design connects the kitchen to the dining area and an inviting living room—ideal for entertaining or everyday living. The main level is complete with a private office, spacious front and rear entry, and a half bath.

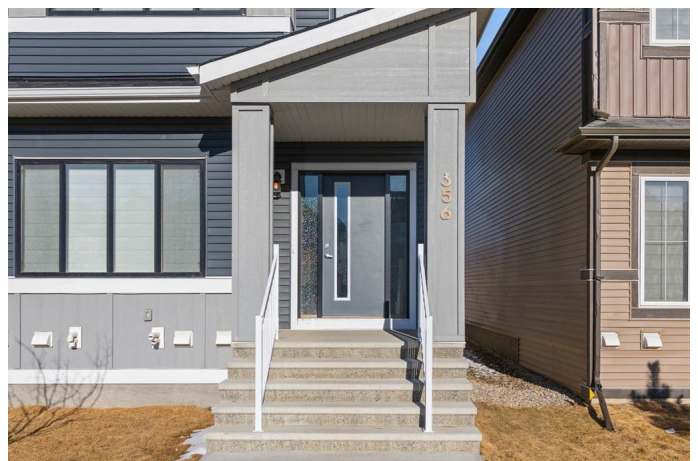
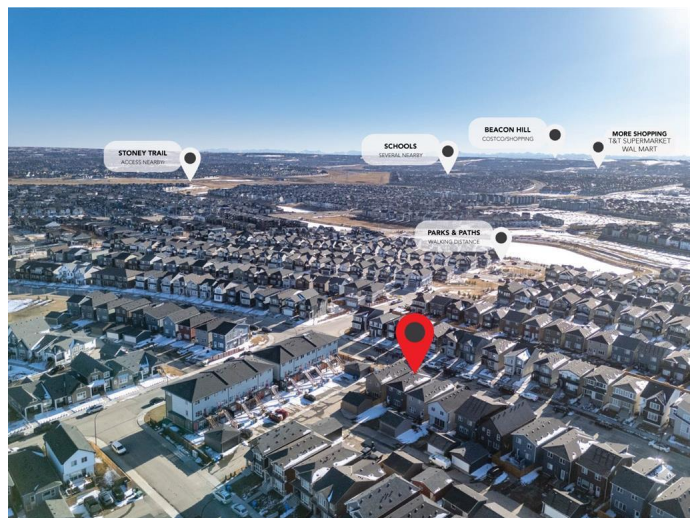
Upstairs, you'll find a bright BONUS ROOM with a VAULTED ceiling, upper-level laundry, and a generous primary suite with a walk-in closet and a 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom offer plenty of space for the whole family.

The basement offers excellent future potential with a 9' ceiling, separate side entrance, two egress windows, and rough-ins for a future legal suite—making it a fantastic investment opportunity.

Additional features include central air conditioning for year-round comfort.

Located just minutes from Stoney Trail, with quick access to Deerfoot Trail and the newly completed 144 Avenue NW extension, this home offers unmatched connectivity across Calgary.

Don't miss your chance to own in one of Calgary's most exciting and amenity-rich



communities!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2209206    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,800       |
| Acres          | 0.06        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 356 Lucas Boulevard Nw |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P1S7                 |

**Amenities**

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

**Interior**

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Central                                                                                            |
| Cooling           | Central Air                                                                                        |
| Has Basement      | Yes                                                                                                |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      None  
Lot Description        Back Lane  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 8th, 2025  
Days on Market        10  
Zoning                   R-G  
HOA Fees                445  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Manor Real Estate Ltd.

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