

\$549,000 - 135 Lucas Boulevard Nw, Calgary

MLS® #A2242742

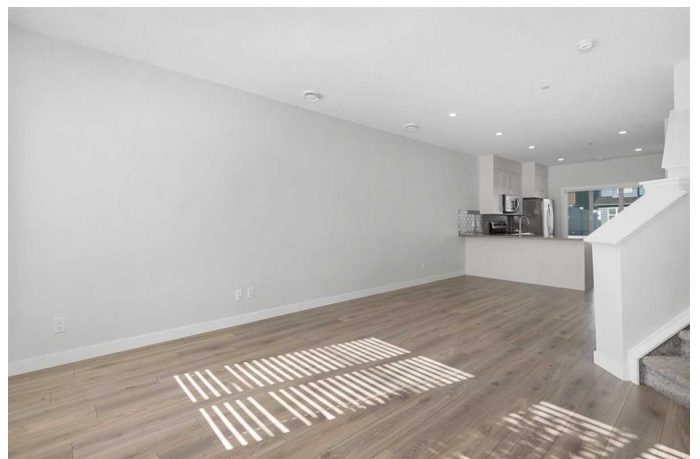
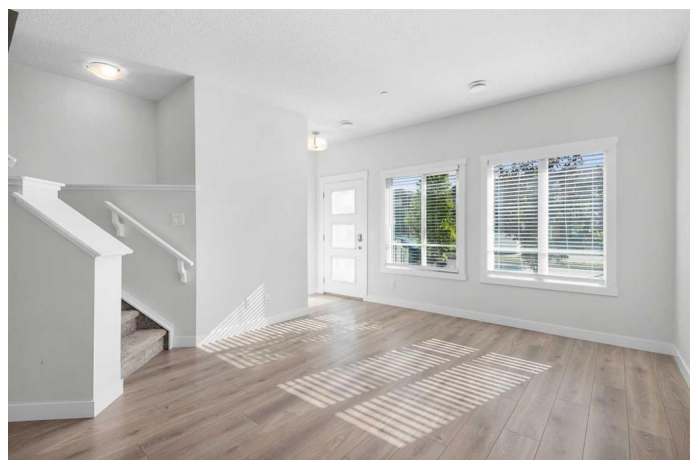
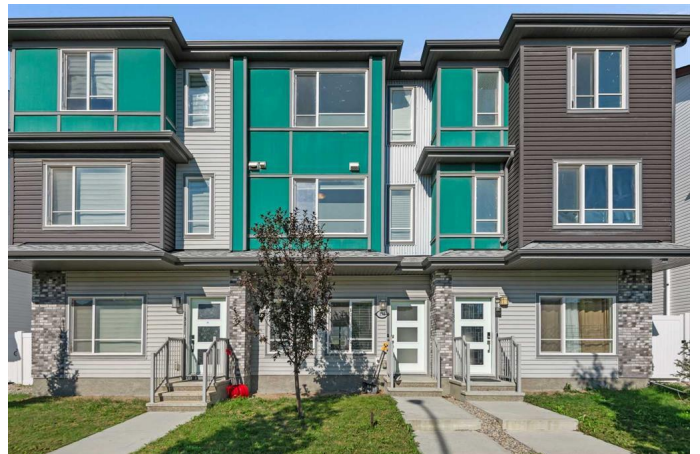
\$549,000

3 Bedroom, 3.00 Bathroom, 1,721 sqft

Residential on 0.04 Acres

Livingston, Calgary, Alberta

NO CONDO FEE - Step into this beautifully appointed 3-bedroom, 2.5-bathroom that features "NO CONDO FEES". Nestled in the heart of NW Calgary's thriving Livingston community—a perfect fusion of thoughtful design, stylish finishes, and everyday functionality across three spacious levels. The main floor welcomes you with an open-concept layout featuring a sunlit living area, a dedicated dining space, and a sleek, modern kitchen outfitted with stainless steel appliances and quartz counter tops creating an ideal setting for entertaining or quiet evenings at home. Upstairs, the second level offers two generously sized bedrooms, both with walk-in closets that provide exceptional storage, and a full bathroom conveniently located between them. The entire third level is dedicated to a private primary suite—an exclusive retreat that boasts a large walk-in closet and a beautifully finished 5-piece ensuite, offering the perfect escape from the busyness of daily life. As a resident, you'll also enjoy exclusive access to the Livingston Hub, a vibrant community facility filled with amenities such as skating rinks, playgrounds, picnic spaces, event rooms, and more—all designed to bring neighbors together and foster a true sense of belonging. Beyond your doorstep, the location offers unmatched convenience, with nearby access to parks, schools, shops, and major transit options, making day-to-day living seamless and connected. Ideal for families, young professionals, or savvy buyers looking



for great value with no condo fees, a rare offering in today’s competitive Calgary market. Whether you're a first-time homebuyer or seeking a low-maintenance lifestyle in a dynamic and growing neighborhood, this property delivers on all fronts. Don’t miss this outstanding opportunity to own a well-maintained, move-in-ready townhouse in one of Calgary’s most exciting new communities”book your private tour today and experience what makes Livingston so special.

Built in 2020

Essential Information

MLS® #	A2242742
Price	\$549,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,721
Acres	0.04
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	135 Lucas Boulevard Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1H8

Amenities

Amenities	Other, Recreation Facilities
-----------	------------------------------

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	32
Zoning	R-Gm
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% 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.