



**GRASSROOTS**  
REALTY GROUP

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273 Lucas Avenue NW  
Calgary, Alberta

MLS # A2295469



**\$489,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,460 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 298

**LLD:** -

**Zoning:** M-Gd60

**Utilities:** -

**Inclusions:** Blinds

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom condo townhouse offering 1,460 sq. ft. of modern living space, complete with thoughtful upgrades and versatile living areas. The main floor features an open-concept layout with a bright living and dining area, a stylish kitchen with ample cabinetry, and a convenient den/home office – perfect for remote work or study. Upstairs, enjoy a bonus room that provides flexible space for a second living area, playroom, or media room. The upper level also includes a spacious primary suite with a walk-in closet and private ensuite, two additional bedrooms, and the convenience of second-floor laundry. Additional highlights include a double attached garage, ample storage, and a low-maintenance lifestyle in a well-managed community. Don't miss this exceptional opportunity – schedule your showing today!