



GRASSROOTS
REALTY GROUP

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212 Lucas Place NW
Calgary, Alberta

MLS # A2310204



\$624,900

Division:	Livingston		
Type:	Residential/House		
Style:	Bungalow		
Size:	981 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Separate Entrance, Tankless Hot Water		

Inclusions: N/A

* OPEN HOUSE * Friday June 19, 6-8pm, Saturday June 20, 1-3pm * Good starter home or investment property in the NW side of Livingston. It features finished basement with side entrance, quartz counter tops in the kitchen and bathrooms, 9 feet ceiling on the main floor, stainless steel appliances, and LVP floor in the living room and kitchen area. Main floor with 2 good size bedrooms, master bedroom with 4 pieces ensuite, bright and large living room, spacious kitchen and eating area, and mud room in the back entrance. Fully finished basement with separated side entrance, large family room, 2 large bedrooms, and 1 full bathroom. It closes to playground, shopping, restaurants, and easy access to major roads. ** 212 Lucas Place NW **