



GRASSROOTS
REALTY GROUP

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107 Lucas Boulevard NW
Calgary, Alberta

MLS # A2332027



\$485,000

Division:	Livingston		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,558 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot, Level		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Pantry, Walk-In Closet(s)		
Inclusions:	None		

Welcome home to 107 Lucas Boulevard NW, a rare, southwest-facing three-storey corner townhome that blends architectural elegance with modern executive living. The crown jewel of this residence is the third-floor bonus room, which opens directly onto a private rooftop deck offering unobstructed, panoramic views of the Rocky Mountains and the Calgary skyline—serving as both an enviable entertaining space and a dedicated primary retreat complete with a four-piece ensuite and a spacious walk-in closet. Designed for maximum flexibility, the layout features dual home-office options, including a sleek main-floor workstation and the top-floor sanctuary, while the open-concept main level shines with wide-plank laminate flooring, quartz countertops, stainless steel appliances, designer wallpaper, central air conditioning, and peaceful kitchen-window views of the nearby playground. The second level adds exceptional functionality with two generous bedrooms—each featuring its own walk-in closet—alongside a four-piece bathroom and convenient upper-level laundry. Beyond the interior, step into your private, fully fenced yard with a security gate leading to a detached garage, all while enjoying the absolute financial freedom of NO CONDO FEES. Your HOA membership provides exclusive access to the world-class LIVINGSTON HUB—boasting a splash park, tennis and pickleball courts, an outdoor skating rink, a full gymnasium, and vibrant community events—complemented by immediate proximity to off-leash dog parks, Nose Creek pathways, and effortless travel via Stoney and Deerfoot Trails. Don't miss the opportunity to own a truly distinctive 3-storey townhome at an exceptional new value! BOOK YOUR PRIVATE VIEWING TODAY!

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