



GRASSROOTS
REALTY GROUP

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251 Lucas Boulevard NW
Calgary, Alberta

MLS # A2334720



\$499,000

Division:	Livingston		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,339 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: See remark

NO CONDO FEE! Welcome to this well-maintained 3 bedroom, 2.5 bathroom townhome in the desirable community of Livingston, located directly across from a green park with no neighbors across the street. Enjoy views of the park right from the living room and primary bedroom. The main floor features an open-concept layout with a kitchen, walk-in pantry, modern appliances, dining area, living room, and a half bathroom. Upstairs offers a primary bedroom with a 3-piece ensuite, two additional bedrooms, a 4-piece bathroom, and convenient upper-floor laundry. The undeveloped basement provides plenty of potential for future development to suit your needs. The property also includes a double detached garage at the back. Additional features include fire sprinklers throughout the home, central A/C(2024), a whole-home water softener(2022), passive radon mitigation(2022), and a newer roof(2025). Multiple playgrounds nearby, minutes from CrossIron Mills with easy access to stoney highway, restaurants, groceries, and other amenities. A great opportunity to own a well-kept, park-facing home with no condo fees.