

# \$709,900 - 292 Lucas Boulevard Nw, Calgary

MLS® #A2237409

**\$709,900**

4 Bedroom, 3.00 Bathroom, 1,766 sqft

Residential on 0.07 Acres

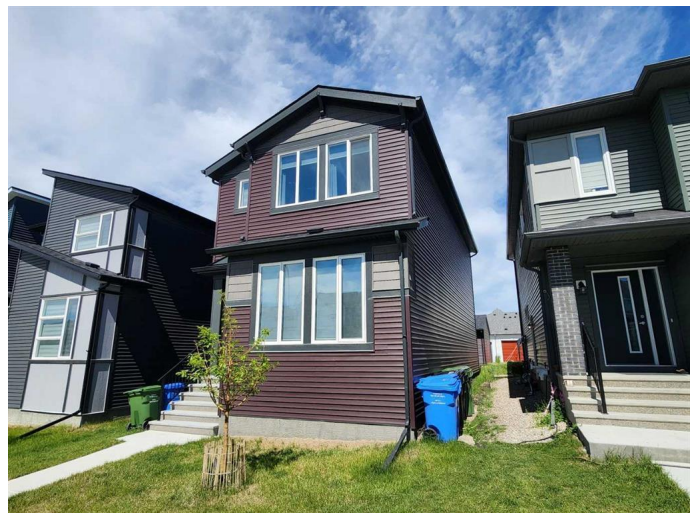
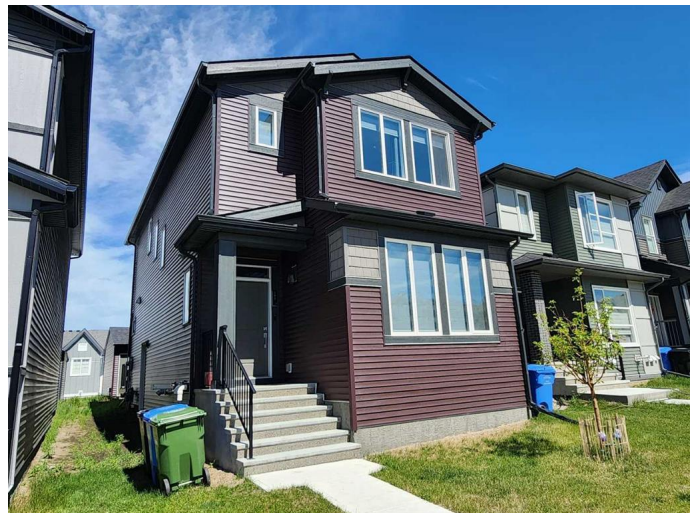
Livingston, Calgary, Alberta

Double detached garage with EV charger, side entrance, and fully upgraded, welcome to this well-kept single-family home in popular Livingston. It features LVP flooring and 9 feet ceiling on the main floor, quartz counter tops in the kitchen and washrooms, stainless steel appliances, water softener, and upgraded lighting package. Upper level with 3 bedrooms, large master bedroom, ensuite with double vanity sinks, and large shower, bright and open bonus room, and upper floor laundry room. Main floor with large and sunny living room, electric fireplace with mantle and tiles, spacious kitchen and eating area, extra bedroom with full bathroom, and back entrance with mud room and leads to large deck. It is convenient located, closes to playground, shopping, and easy access to major roads. \*\* 292 Lucas Blvd NW \*\*

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2237409  |
| Price          | \$709,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,766     |
| Acres          | 0.07      |
| Year Built     | 2023      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 292 Lucas Boulevard Nw |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 1X2                |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Racquet Courts, Recreation Room, Visitor Parking |
| Parking Spaces | 2                                                |
| Parking        | Double Garage Detached                           |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, French Door, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)                      |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                        |
| Cooling           | None                                                                                                                           |
| Fireplace         | Yes                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                              |
| Fireplaces        | Electric, Living Room, Mantle, Tile                                                                                            |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Exterior Entry, Full, Unfinished                                                                                               |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Wood Frame                                        |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 34              |
| Zoning         | R-G             |
| HOA Fees       | 450             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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