

# \$539,900 - 23 Lucas Way Nw, Calgary

MLS® #A2201583

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,281 sqft

Residential on 0.00 Acres

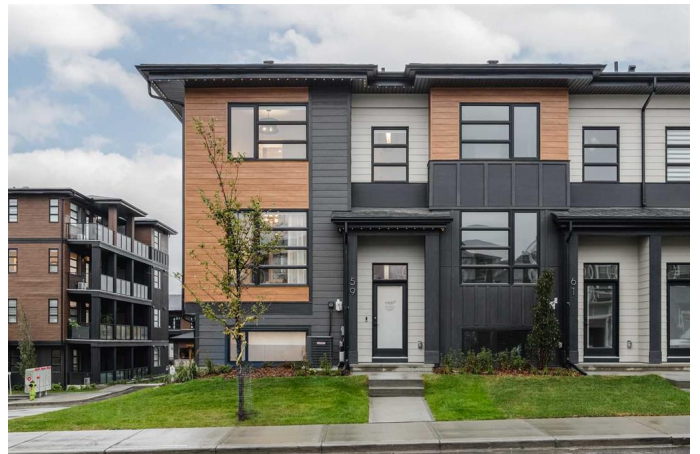
Livingston, Calgary, Alberta

Only two townhomes remain in award-winning Logel Homes' Livingston Views development. This 1,481 sq. ft. residence features upgraded cabinetry, quartz countertops, and premium Samsung stainless steel appliances. With 3 bedrooms and 2.5 bathrooms, the spacious primary suite includes a walk-in shower and dual sinks in the ensuite. Both second-floor bathrooms are finished with upgraded ceramic tile. The main floor is enhanced with pot lighting throughout, complementing the modern design. Additional features include a double underdrive garage for added convenience. Enjoy year-round comfort with central air conditioning and the assurance of a 5-year Alberta New Home Warranty. Ideally situated near shopping, parks, and an on-site lake, this home offers the perfect blend of luxury and practicality.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2201583  |
| Price          | \$539,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,281     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2025          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 23 Lucas Way Nw |
| Subdivision | Livingston      |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T3P 2C7         |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Park, Snow Removal, Trash, Picnic Area |
| Parking Spaces | 2                                      |
| Parking        | Double Garage Attached, Rear Drive     |
| # of Garages   | 2                                      |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Electric Range, Refrigerator, Washer/Dryer |
| Heating           | Natural Gas, Forced Air                                                                                       |
| Cooling           | Central Air                                                                                                   |
| Has Basement      | Yes                                                                                                           |
| Basement          | Partial, Unfinished                                                                                           |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Concrete, Wood Frame  |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 182              |

|                |      |
|----------------|------|
| Zoning         | MC-2 |
| HOA Fees       | 400  |
| HOA Fees Freq. | ANN  |

## **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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