



THE
A-TEAM

**RE/MAX
FIRST**

281 LUCAS Avenue, Calgary T3P 1S3

MLS®#: **A2197439** Area: **Livingston** Listing Date: **02/27/25** List Price: **\$579,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2021**

Finished Floor Area
 Abv Sqft: **1,148**
 Low Sqft:
 Ttl Sqft: **1,148**

DOM

0
Layout
 Beds: **2 (2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Other**
 Park Feat: **Concrete Driveway, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line, Other**

Construction: **Composite Siding, Vinyl Siding**
 Flooring: **Carpet, Tile, Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$313** Title: **Fee Simple** Zoning: **M-G**
 Fee Freq: **Monthly**

Legal Desc: **2111757**

Remarks

Pub Rmks: **If you've been searching for the perfect blend of style, space, and potential, this stunning end-unit bungalow townhome in Livingston is a rare find. With vaulted ceilings and an open-concept layout, the main floor feels bright and spacious. The beautifully upgraded kitchen features an extended island, perfect for entertaining, while the bathrooms showcase elegant upgraded tiling. This home offers two bedrooms, a den plus two full baths on the main floor, making it an ideal choice for young families, professionals, or downsizers looking for single-level living. This newly built home is modern and move-in ready. The partially developed basement adds over 1,000 square feet of extra living space, complete with a large rec room and a full bathroom. With just a small amount of work—framing and drywall—you could easily add two or even three more bedrooms, making this an incredible opportunity to customize and add value. As an end unit, this home offers extra privacy and natural light, along with the convenience of a double attached garage and a full two-car driveway—a rare feature that provides ample parking for homeowners and guests alike. Located in the vibrant and growing community of Livingston, this home offers quick access to Stoney Trail, making it easy to get anywhere in the city. Bungalows like this rarely come available, and with so much potential, this one won't last long. Don't miss your chance—schedule your showing today!**

Inclusions: **Bar stools (4), TV wall mount on main, shelving unit in office, sofa's in basement, tv stand in basement, 5 shelves in basement, metal shelf in garage**
Property Listed By: **The Real Estate District**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







