

# \$448,900 - 249 Lucas Avenue Nw, Calgary

MLS® #A1102463

## \$448,900

3 Bedroom, 3.00 Bathroom, 1,348 sqft  
Residential on 0 Acres

Livingston, Calgary, Alberta

OPEN HOUSE Sat and Sun 1:30 to 4:30 Nov 27 and 28. This brand New Town Home features a main floor pocket office, 3 bedrooms and loft, as well as a double attached garage. The master suite offers a 4 piece ensuite with double sinks and a large 5' shower. Loaded with upgrades - 9' main floor ceilings, modern style kitchen, magnificent quartz counter top in the kitchen and bathrooms, Luxury Vinyl Plank flooring on main floor, 8lb underlay to all carpeted areas, triple pane windows, knock down ceiling, stainless steel appliances, air conditioning and much more. Close to the amenities Center and all major access routes.

Built in 2021

## Essential Information

MLS® #	A1102463
Price	\$448,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,348
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse



Status Active

### Community Information

Address 249 Lucas Avenue Nw

Subdivision Livingston

City Calgary

County Calgary

Province Alberta

Postal Code T3P 1S3

### Amenities

Amenities Snow Removal, Trash, Visitor Parking

Utilities Electricity Not Paid For, Heating Not Paid For

Parking Spaces 2

Parking Double Garage Attached, Garage Faces Rear, Garage Door Opener

# of Garages 2

### Interior

Interior Features High Ceilings, Walk-In Closet(s), Pantry

Appliances Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave Hood Fan

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features None

Lot Description Back Lane, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed May 10th, 2021

Days on Market 201

Zoning M-Gd60

Condo Fee \$308

HOA Fees 400  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office Courtesy Of MAXWELL CANYON CREEK

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