

\$670,000 - 233 Lucas Manor Nw, Calgary

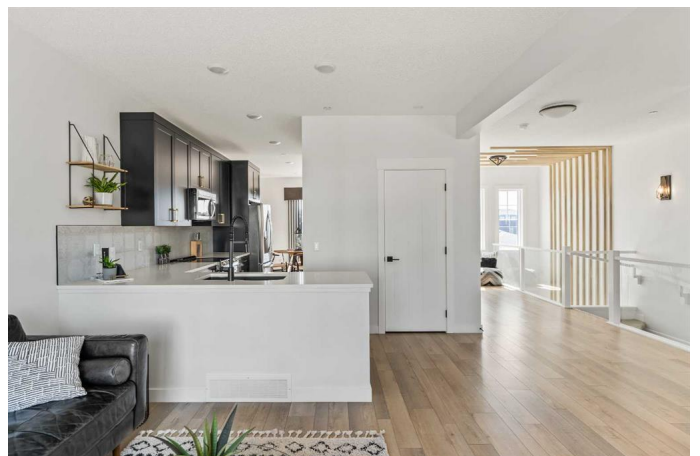
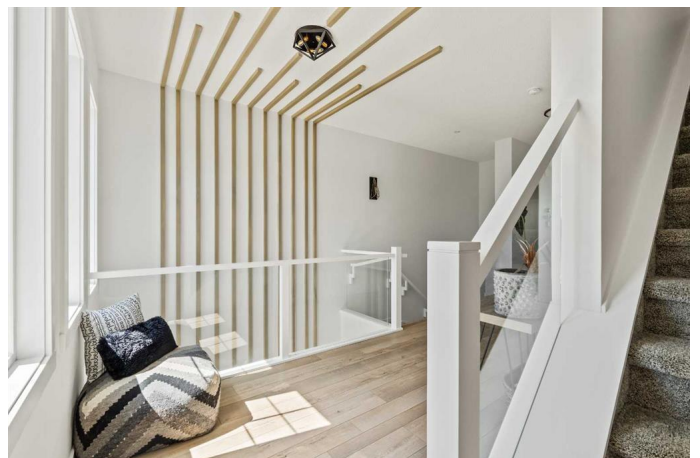
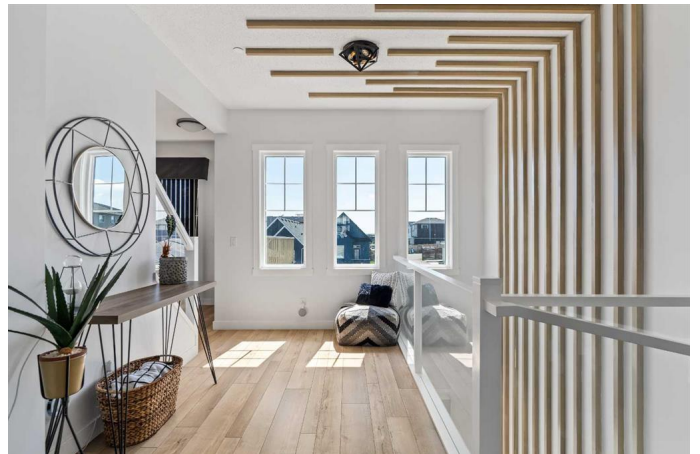
MLS® #A2244317

\$670,000

3 Bedroom, 4.00 Bathroom, 2,054 sqft
Residential on 0.09 Acres

Livingston, Calgary, Alberta

FORMER SHOWHOME ALERT! This immaculate corner-lot detached home is the one you've been waiting for " and yes, it still shows like a showhome! From the moment you step inside, you'll notice the upscale finishes, thoughtful upgrades, and the exceptional care that's gone into maintaining this home. As a former show suite, it's packed with extras that elevate it far beyond your typical property. With a rare fully developed layout that includes a main floor walkout, every inch of this home is bright, functional, and move-in ready " all above grade. The spacious tandem double garage offers tons of extra storage, while the landscaped and fenced backyard with large patio doors is ideal for summer evenings and family gatherings. Inside, the cozy family room with an electric fireplace creates the perfect atmosphere for relaxing. The second level is where you'll find your gourmet kitchen, complete with quartz countertops, custom tilework, stainless steel appliances, and a stylish dining and study area. On the third level " perched on higher elevation " the bedrooms boast fantastic views, and the natural light floods in from every angle. Additional upgrades include luxury vinyl plank flooring, designer accents in every bathroom, and even a full washer and dryer package. Also the home has brand-new siding, shingles, and eaves (all updated this year), plus plenty of storage throughout the home. If you're looking for something truly special that stands



apart from the rest, this is the home you need to see. It's not just move-in ready " it's a showstopper.

Built in 2018

Essential Information

MLS® #	A2244317
Price	\$670,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,054
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	233 Lucas Manor Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1H9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Tandem
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
-------------------	---

Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	August 4th, 2025
Days on Market	67
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.