



GRASSROOTS
REALTY GROUP

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273 Lucas Avenue NW
Calgary, Alberta

MLS # A2252872



\$519,999

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,460 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-Gd60
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: Blinds

Welcome to this beautifully designed 3-bedroom, 2.5-bathroom condo townhouse offering 1,460 sq. ft. of modern living space, complete with thoughtful upgrades and versatile living areas. The main floor features an open-concept layout with a bright living and dining area, a stylish kitchen with ample cabinetry, and a convenient den/home office – perfect for remote work or study. Upstairs, enjoy a bonus room that provides flexible space for a second living area, playroom, or media room. The upper level also includes a spacious primary suite with a walk-in closet and private ensuite, two additional bedrooms, and the convenience of second-floor laundry. Additional highlights include a double attached garage, ample storage, and a low-maintenance lifestyle in a well-managed community. Don't miss this exceptional opportunity – schedule your showing today!