

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

MLS® #A2244317

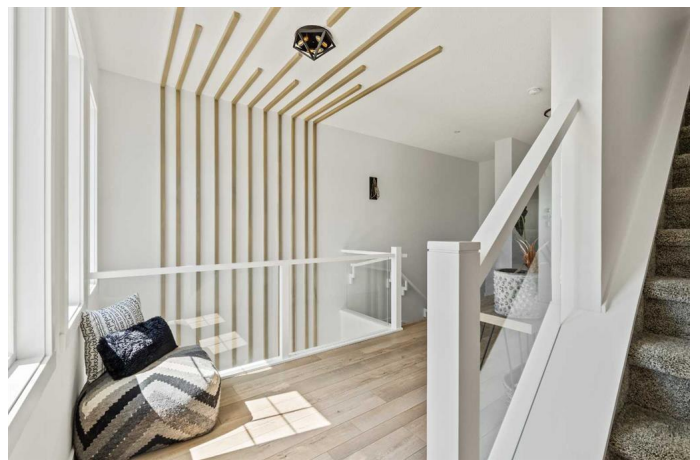
**\$670,000**

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 | 77               |
| Zoning         | R-G              |
| HOA Fees       | 473              |
| HOA Fees Freq. | ANN              |

## Listing Details

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

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