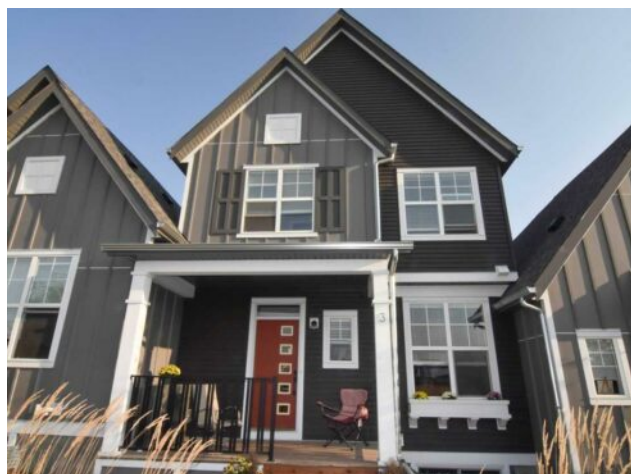


**3, 71 Lucas Street NW  
Calgary, Alberta**

**MLS # A2255944**



**\$529,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,461 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 298
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G d60
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** None

Don't miss this 1462 Square foot One owner occupied two storey Avi built townhouse with a full basement with a large window. This is an upgraded unit that was to be the showhome built in 2021. Features all whirlpool stainless steel appliances with a gas stove, fridge with water and ice in the door, dishwasher, over the stove microwave hoodfan, white cabinets, quartz counters, black granite undermount sink and full pantry. Wide open main floor with 9ft ceilings and vinyl plank flooring plus recessed lighting on both levels. The large living room features an electric fireplace, large window looking out to the large open park, office space and closet at the front door foyer. 1/2 bath off the back closet and entrance to the large double garage, 22ft wide and 19 1/2 ft deep fully insulated, drywalled and taped. The driveway gives you room to park 2 more vehicles with a door code pad to garage. Upstairs is the principal bedroom with with 3 pc bath with walkin shower and 2 more good sized bedrooms an full bath. also on this level is a large bright bonus room. The laundry room is conveniently located on this level. The exterior has ben totally redone in the last month with new shingles, siding, garage door and paint around windows and doors. Get front porch to sit and enjoy the view of the park right in front of your unit. The property has a Trane furnace and instant hot water. Also fully air conditioned Trane unit. There is a full indoor fire sprinkler system throughout to help keep your insurance down. There is absolutely nothing to do but move in! Call you realtor for viewing.