

\$728,888 - 83 Lucas Passage Nw, Calgary

MLS® #A2221944

\$728,888

3 Bedroom, 3.00 Bathroom, 1,800 sqft
Residential on 0.07 Acres

Livingston, Calgary, Alberta

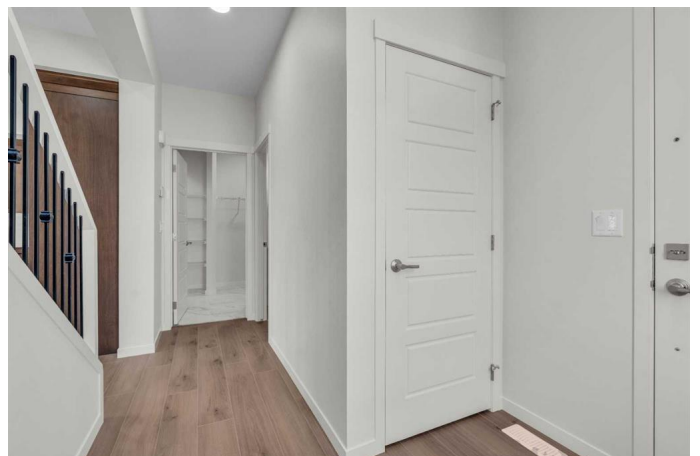
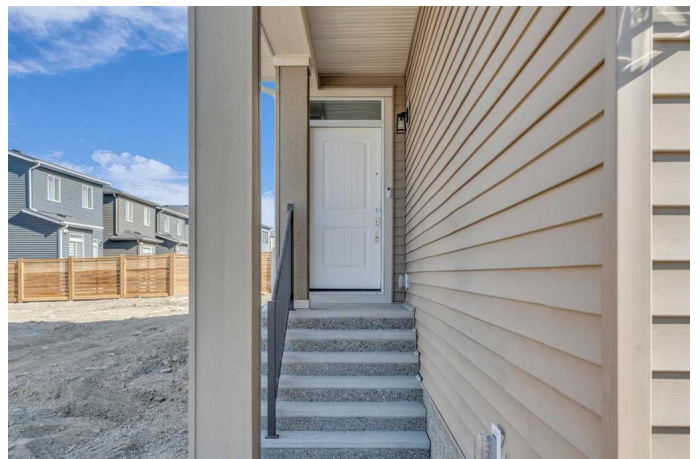
Step into homeownership with this beautiful brand-new Morrison-built home, located in the vibrant and family-friendly community of Livingston. This is the perfect opportunity for first-time buyers looking for a modern, move-in-ready home in a growing neighbourhood.

You'll love the convenient location—just minutes from parks, playgrounds, and with quick access to major routes like Stoney Trail, Deerfoot Trail, CrossIron Mills, and Costco.

Inside, the main floor offers an open and spacious layout with 9'™ ceilings, a bright and upgraded kitchen complete with stainless steel appliances, a large island for casual dining, and a walk-through pantry for extra storage. The cozy living room features an electric fireplace—ideal for relaxing evenings. A mudroom and powder room add thoughtful function to the main level.

Upstairs, you'll find a flexible bonus room—perfect for a home office, playroom, or second living area—plus a spacious primary bedroom with big windows, a walk-in closet, and a stylish ensuite with dual sinks, a tub, and a separate shower. Two more generously sized bedrooms, a full bathroom, and a laundry room make life easy on the second floor.

The undeveloped basement gives you a clean



slate to create your own space and includes a separate side entrance and legal-size windowâ€”making it a great option for a future development.

Extra features include added windows for plenty of natural light, smart home automation for modern living, and the peace of mind that comes with New Home Warranty coverage.

Livingston is ideal for young families and new homeowners, offering access to the amazing 35,000 sq. ft. Livingston Hub, which includes an ice rink, water park, gym, playground, tennis courts, banquet space, daycare area, and much more.

Built in 2025

Essential Information

MLS® #	A2221944
Price	\$728,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,800
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	83 Lucas Passage Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3P2E3
-------------	--------

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Covered, Driveway, Garage Faces Front
# of Garages	2

Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Washer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, None

Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	118
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.