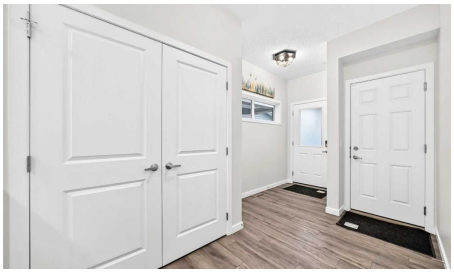
46 Lucas Heights NW

Calgary | Active | MLS® A2353219

$850,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2021**	**2,254 sq. ft.**

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Listed by URBAN-REALTY.ca

A closer look

Welcome to this beautifully designed 5 bed/3.5 bath, 2 storey home with legal 1 bedroom basement suite in the sought after community of Livingston NW! This property offers a total of +2,960 sqft of gorgeous developed living area. With four bedrooms upstairs, a main floor den, double attached garage and an additional gravel parking pad behind the house, this home delivers space, versatility and valuable income potential. Step inside to a bright, modern interior and an inviting open concept main floor designed for everyday living and entertaining. The chef's kitchen features stainless steel appliances, a gas stove, ample counter space, a central island and an oversized 8'10" x 5'5" walk-in pantry. The kitchen flows into the dining area and spacious living room, creating a welcoming place to gather. From the dining room, step directly outside onto the raised deck, perfect for summer barbecues, outdoor dining and relaxing in the fresh air. A versatile den provides an ideal home office, study or playroom, while a convenient 2pc bathroom completes the main level. Upstairs, the impressive bonus room features vaulted ceilings, creating an airy, spacious family retreat for movie nights, games or quiet evenings at home. The primary bedroom offers a private 5pc ensuite (with standing shower & soaking tub) and walk-in closet, while three additional bedrooms, a full 4pc bathroom and a separate upper floor laundry room provide comfort and convenience for the whole family. A standout feature is the fully developed legal basement suite, offering an excellent opportunity for rental income to help offset mortgage payments or comfortable accommodations for extended family. Accessible through a separate exterior side entrance or from inside the home, the 1 bedroom suite includes its own L-shaped kitchen with quartz countertops, full-size stainless steel appliances and a living room, dining area, 4pc bathroom, laundry and storage. Sound insulation between the main floor and basement adds privacy and comfort. The layout offers room for everyone to spread out, whether you're hosting friends around the kitchen island, working from home in the den or unwinding upstairs in the vaulted bonus room. The suite offers flexibility for a tenant or family member without sacrificing the main home's four upstairs bedrooms. Outside, the rear deck and large backyard add space for entertaining. Located between Lucas Park and Space Jam Park, this home is close to the Livingston Hub, offering community amenities through the annual HOA fee. Shopping, groceries and everyday conveniences are also a short drive away. Enjoy the space of a substantial family home, the flexibility of a legal suite and extra parking, all in a vibrant, growing community. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353219
Bedrooms	5
Bathrooms	4
Year Built	2021
Property Type:	Residential
Property Sub Type:	Detached

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,254 sq. ft.
Main Level Finished Area:	969 sq. ft.
Upper Level Finished Area:	1,285 sq. ft.
Below Grade Finished Area:	709 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,542 sq. ft.
Lot Frontage:	34'7¾"
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2021 (Age: 5)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2012030
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Faces Front, Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Laundry Room, Multiple Locations, Upper Level
HOA Fee:	$449.40
City Quadrant:	Northwest
Community:	Livingston
Amenities:	Recreation Facilities
Appliances:	See Remarks
Inclusions:	Microwave(x2), Stove(x2), Dishwasher(x2), Range Hood, Refrigerator(x2), Washer/Dryer (x2), Humidifier, & Garage Control(s)
Restrictions:	None Known
Main Floor	Dining Room · 9'11" × 8'4" ·
Main Floor	Living Room · 14'8" × 12'9" ·

Main Floor	Kitchen · 16'1" × 13'4" ·
Main Floor	Pantry · 8'10" × 5'5" ·
Main Floor	Den · 11'6" × 8'8" ·
Main Floor	Entrance · 8'4" × 4'7" ·
Upper Level	Bedroom - Primary · 12'11" × 12' ·
Upper Level	Bonus Room · 17'3" × 13'3" ·
Upper Level	Bedroom · 12'3" × 8'10" ·
Upper Level	Bedroom · 13'6" × 8'9" ·
Upper Level	Bedroom · 11'4" × 9'4" ·
Upper Level	Walk-In Closet · 6'11" × 6'9" ·
Upper Level	Laundry · 7'10" × 5'3" ·
Basement	Furnace/Utility Room · 17'4" × 10' ·
Basement	Living Room · 12' × 11'6" ·
Basement	Bedroom · 9'11" × 9'8" ·
Basement	Dining Room · 8'9" × 7'2" ·
Basement	Laundry · 3'9" × 3'5" ·
Basement	Kitchen · 12'8" × 8'5" ·
Basement	Storage · 8'3" × 3'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, Private, Rectangular Lot

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/46-lucas-heights-nw-calgary-a2353219/

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