727 Lucas Boulevard NW

Calgary | Active | MLS® A2351922

$528,500









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,525.83 sq. ft.**

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Listed by Charles

A closer look

Welcome to 727 Lucas Boulevard NW, a beautifully designed Elm model by Brookfield Residential, offering over 1,520 sq. ft. of thoughtfully planned above-grade living space in the vibrant northwest community of Livingston. This brand-new semi-detached home features 3 bedrooms, 2.5 bathrooms, a spacious upper-level bonus room, and a functional open-concept layout complemented by modern finishes and carefully selected upgrades throughout. Ideally situated near multiple parks, pathways, and the Livingston Homeowners Association, this property offers an exceptional combination of contemporary comfort, everyday convenience, and future flexibility. The main level welcomes you with a bright and inviting great room, creating a comfortable space for relaxing or entertaining. The open-concept design flows seamlessly into the centrally positioned kitchen, featuring upgraded stainless steel appliances, a sleek chimney-style hood fan, a pantry, and a large island with seating. Beyond the kitchen, the dedicated dining area provides ample space for family meals and gatherings, while a convenient rear mudroom offers additional storage and everyday functionality. A welcoming front foyer and 2-piece powder room complete this thoughtfully designed main floor. On the upper level, the primary bedroom offers a comfortable retreat with a walk-in closet and private 4-piece ensuite. Two additional bedrooms are complemented by a full 4-piece bathroom, while the centrally located bonus room provides valuable additional living space, perfect for movie nights, a children's play area, or a secondary lounge. Convenient upper-level laundry, complete with an included washer and dryer, adds to the home's practical and family-friendly design. The undeveloped lower level offers excellent potential for future customization, featuring rough-ins and a closed-off rear entry designed to accommodate potential future development, (subject to approvals). Whether envisioned as additional family living space, a home office, recreation area, or future suite (subject to approval), this level provides flexibility to adapt to changing needs. Located in the growing community of Livingston, this home is surrounded by opportunities to enjoy an active and connected lifestyle. Nearby parks, playgrounds, and pathways provide plenty of space for outdoor recreation, while the Livingston Homeowners Association and its impressive amenities are just minutes away. Complete with Brookfield Residential's builder warranty and Alberta New Home Warranty, this home offers the comfort and peace of mind of new construction.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351922
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,525.83 sq. ft.
Main Level Finished Area:	747.5 sq. ft.
Upper Level Finished Area:	778.33 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	2,383 sq. ft.
Lot Frontage:	22'1¾"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0
Heating:	Forced Air
Basement:	Full, Unfinished, Separate/Exterior Entry

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$450.00
City Quadrant:	Northwest
Community:	Livingston
Amenities:	None
Appliances:	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Great Room · 16'3" × 11'2" ·
Main Floor	Kitchen · 11'3" × 9'9" ·
Main Floor	Dining Room · 10'1" × 9'1" ·
Upper Level	Bonus Room · 12'2" × 9'6" ·
Upper Level	Bedroom - Primary · 11'9" × 11'7" ·

Upper Level	Bedroom · 9'10" × 8'5" ·
Upper Level	Bedroom · 10'5" × 8'4" ·
Upper Level	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
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/727-lucas-boulevard-nw-calgary-a2351922/

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