

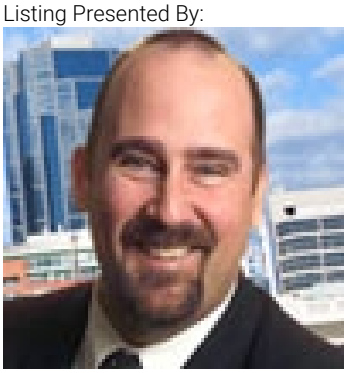

# 216 Lucas Place Calgary Alberta

$609,900

INVESTORS ALERT!! Welcome to this beautiful bungalow in the desirable community of Livingston! Situated on a corner lot, this well-designed home offers a functional layout, modern finishes, and excellent income potential. The main floor features 2 bedrooms and 2 full bathrooms, providing comfortable living space for homeowners, couples, or small families. Enjoy the added comfort of air conditioning during Calgary's warm summer months, along with the convenience of a thoughtfully designed layout. The fully legal 2-bedroom Legal basement suite features a separate entrance, its own kitchen, a spacious living area, and a full bathroom, making it an excellent opportunity for rental income or accommodating extended family. With separate living spaces, this property offers flexibility for both homeowners and investors looking to maximize their investment potential. The corner lot provides additional outdoor space and added accessibility, while the rear parking pad accommodates 2 vehicles, offering convenient off-street parking. Located in the growing community of Livingston, residents can enjoy access to nearby parks, schools, shopping, and everyday amenities, with convenient connections to major roadways. Whether you are looking for a home with a mortgage-helper legal suite or an investment property with excellent income potential, this bungalow presents a fantastic opportunity to own in one of Calgary's sought-after communities. Don't miss your chance to explore all this property has to offer! (id:6769)

Kitchen 17.17 Ft x 5.75 Ft
Laundry room 11.67 Ft x 3.08 Ft
Living room 17.17 Ft x 11.42 Ft
Bedroom 10.17 Ft x 10.33 Ft
4pc Bathroom 8.08 Ft x 4.83 Ft
Bedroom 11.58 Ft x 8.67 Ft
Furnace 18.67 Ft x 6.25 Ft
4pc Bathroom 8.83 Ft x 4.92 Ft
Laundry room 6.50 Ft x 3.58 Ft
Other 5.00 Ft x 7.75 Ft
Bedroom 9.25 Ft x 8.50 Ft
Living room 11.08 Ft x 14.42 Ft
Other 14.42 Ft x 9.83 Ft
Pantry 3.00 Ft x 2.92 Ft
3pc Bathroom 8.42 Ft x 4.92 Ft
Primary Bedroom 15.25 Ft x 9.58 Ft
Other 10.42 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:
First Place Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca