

# \$432,999 - 2309, 55 Lucas Way Nw, Calgary

MLS® #A2197683

**\$432,999**

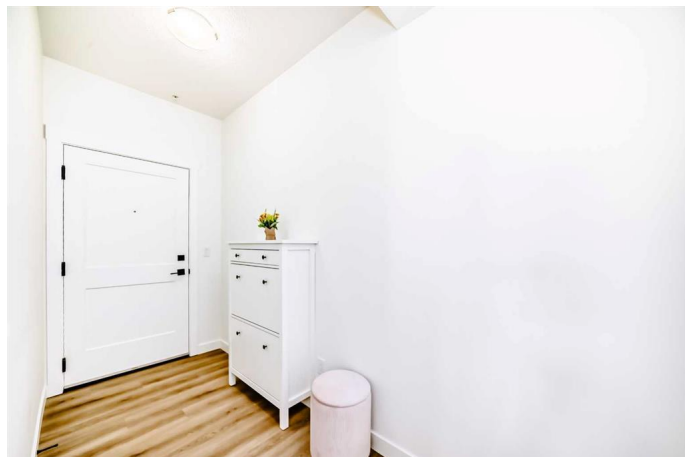
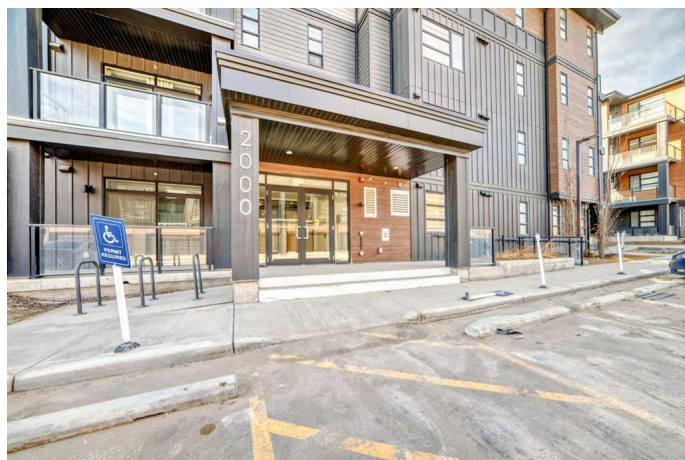
2 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

This is a stunning two-bedroom end unit condo built by Logel Homes, it proudly showcase its award-winning development in this vibrant community of Livingston. Its exceptional open-floor design, prime location near shopping and scenic nature paths making this one of the kinds! As the Multi-Family Builder of the Year for the past three consecutive years, Logel Homes offers this thoughtfully designed two-bedroom, two-bathroom unit, complete with underground titled parking for added convenience. The interior features 9' ceilings, creating a spacious and bright effect throughout. The modern kitchen is equipped with stainless steel appliances, including a wall oven, chimney-style hood fan, built-in microwave, 41" high upper cabinets, and under-cabinet lighting. Upgraded finishes, such as quartz countertops, luxury vinyl plank and tile flooring, and designer double vanity and fixtures, elevate the living experience. Large windows, upgraded lighting, and the soaring 9' ceilings brighten up the living areas. Both bathrooms are elegantly finished, with a fully tiled shower in the ensuite and a tiled tub/shower combination in the main bath. Additional amenities include a walk-in closet in the master bedroom, a full-size washer and dryer, air conditioning unit, and a large patio with a BBQ gas line. Everything floor-to-ceiling are under builder warranty! Book your showing today to view this remarkable gem!

Built in 2024



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2197683          |
| Price          | \$432,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 972               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2309, 55 Lucas Way Nw |
| Subdivision | Livingston            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 2C7               |

## Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking, Park |
| Parking Spaces | 1                                                                            |
| Parking        | Insulated, Titled, Underground, Enclosed, Garage Door Opener                 |
| # of Garages   | 1                                                                            |

## Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)                              |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner, Electric Cooktop |
| Heating           | Natural Gas, Baseboard                                                                                                                                            |
| Cooling           | Wall Unit(s)                                                                                                                                                      |
| # of Stories      | 4                                                                                                                                                                 |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony, Gas Grill   |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 64                  |
| Zoning         | MC-2                |
| HOA Fees       | 467                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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