



THE
A-TEAM

**RE/MAX
FIRST**

55 LUCAS Way #2112, Calgary T3P 2C7

MLS®#: **A2136229**

Area: **Livingston**

Listing Date: **05/30/24**

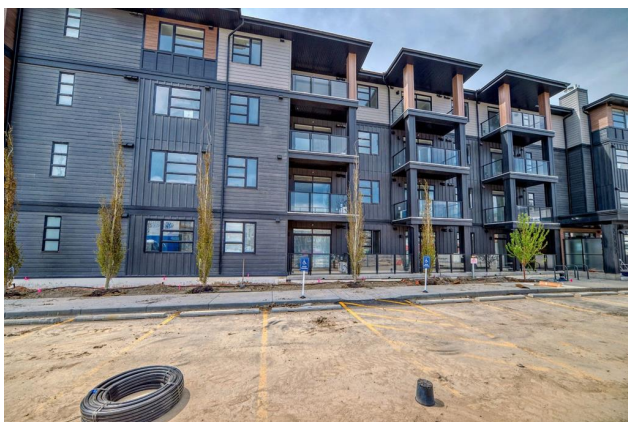
List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 31-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area
Abv Sqft: **587**
Low Sqft:
Ttl Sqft: **587**

DOM

109
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

Construction: **Mixed**
Flooring: **See Remarks**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	8`11" x 9`2"
Living Room	Main	11`8" x 10`8"
Laundry	Main	7`10" x 3`3"
4pc Bathroom	Main	8`11" x 4`11"

Room	Level	Dimensions
Bedroom	Main	8`11" x 10`2"
Eat in Kitchen	Main	10`1" x 11`4"
Entrance	Main	5`9" x 6`7"

Legal/Tax/Financial

Condo Fee:
\$230

Title:
Fee Simple

Zoning:
M-1 d100

Fee Freq:
Monthly

Legal Desc: **0**

Remarks

Pub Rmks: **Welcome to the prestigious Livingston Views NW building! This brand new, never-lived-in main floor unit features 2 bedrooms and 1 bathroom, along with a surface parking stall right in front of the building. The unit is exceptionally convenient and accessible, being the first one to the left as you enter the building. Enjoy being just minutes away from the pond, walking paths, and shopping. Builder advertised unit as 630 Sqft (RMS came in at 587 QFT)**

Inclusions: **na**

Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123