



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 LUCAS Way #2112, Calgary T3P 2C7**

MLS®#: **A2136229**

Area: **Livingston**

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

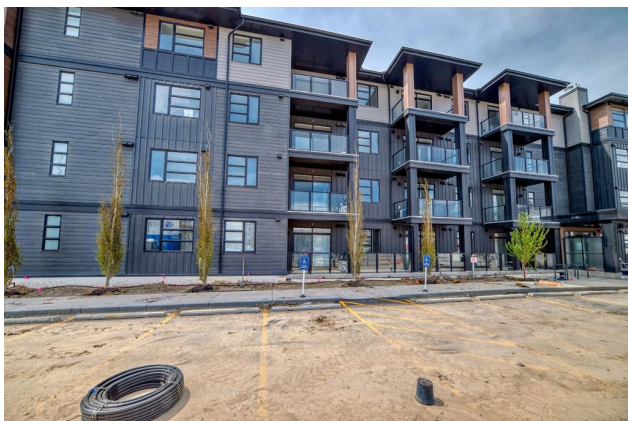
List Price: **\$299,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 01-Oct**

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**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**205**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

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
<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 9`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`8" x 10`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`10" x 3`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`11" x 4`11"</b>

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

Legal/Tax/Financial

Condo Fee:  
**\$230**

Title:  
**Fee Simple**

Zoning:  
**M-1 d100**

Legal Desc: 0

Fee Freq:  
**Monthly**

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

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







