



THE
A-TEAM

**RE/MAX
FIRST**

55 LUCAS Way #2310, Calgary T3P 2C7

MLS® #: **A2146677** Area: **Livingston** Listing Date: **07/04/24** List Price: **\$379,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 25-Aug** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **700**
 Low Sqft:
 Ttl Sqft: **700**

DOM

74

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Mixed, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	8`3" x 4`10"	4pc Bathroom	Main	8`4" x 4`9"
Balcony	Main	11`5" x 6`0"	Bedroom	Main	10`4" x 10`0"
Foyer	Main	4`0" x 3`10"	Kitchen	Main	13`10" x 10`7"
Laundry	Main	7`0" x 3`3"	Living Room	Main	13`9" x 10`9"
Bedroom - Primary	Main	12`7" x 10`5"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$272

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: **2410795**

Remarks

Pub Rmks: **Imagine living in a brand-new, meticulously crafted 2 bed, 2 bath condo on the 3rd floor, offering 700 sqft of modern elegance. Designed by Logel Homes, this never-lived-in unit features luxury vinyl plank flooring throughout, dual air conditioning for year-round comfort, and sleek 41' high upper cabinets for ample storage. Imagine yourself unwinding in a living room illuminated by upgraded pot lights, enjoying a seamless entertainment experience with wall-mounted TV upgrades, including hidden cables and reinforced backing for secure mounting. The kitchen, adorned with stainless steel appliances, additional pot lights, and chic pendant lighting, is perfect for culinary adventures, while soft-close cabinets add a touch of luxury. As a resident of the vibrant Livingston community, you'll relish access to the exclusive Livingston Community Association Hub, where a splash park, gym, and an event hall await your enjoyment. Embrace a lifestyle of comfort, sophistication, and convenience in this exceptional condo.**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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