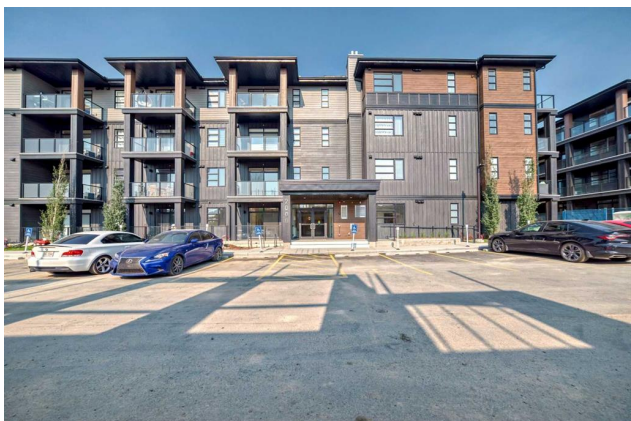


55 LUCAS Way #2405, Calgary T3P 2C7

MLS®#: **A2152583** Area: **Livingston** Listing Date: **07/27/24** List Price: **\$424,900**
 Status: **Active** County: **Calgary** Change: **None** 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:

Finished Floor Area
 Abv Sqft: **767**
 Low Sqft:
 Ttl Sqft: **767**

Stall,Underground

DOM

53
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`11" x 4`1"	Living Room	Main	13`0" x 10`3"
Dining Room	Main	11`10" x 7`6"	Kitchen	Main	12`2" x 9`0"
Bedroom	Main	10`8" x 8`11"	4pc Bathroom	Main	7`9" x 5`0"
Bedroom - Primary	Main	11`8" x 10`3"	Walk-In Closet	Main	7`10" x 4`10"
4pc Ensuite bath	Main	7`10" x 7`9"	Pantry	Main	3`6" x 3`7"
Balcony	Main	12`7" x 6`2"	Laundry	Main	5`1" x 5`10"

Legal/Tax/Financial

Condo Fee:
\$276

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1 d100

Legal Desc: **2410795**

Remarks

Pub Rmks: **HIGH-END FINISHES | ONE UNDERGROUND PARKING AND ONE OUTSIDE STALL| PRIVATE BALCONY | VIEWS | 2 BED & 2 BATH | Introducing a captivating NEW unit in LIVINGSTON offering a delightful living experience. Discover modern living at its finest. Designed by the esteemed Logel Homes, awarded Multi-Family Builder of the Year **Exciting Investment Opportunity! ** with LOW LOW CONDO FEES Quick Possession** Additional modern comforts include AIR CONDITIONING, in-suite laundry, a spacious 12x6 West-facing balcony with a natural gas line for BBQ This spacious 767.4 square foot one-bedroom condo features a bathroom. An open-concept living and dining area with contemporary finishes creates a perfect entertaining or relaxing space. Inside, you will find a range of high-quality finishes, including quartz countertops in the kitchen and bathroom, modern shaker-style or high-pressure laminate slab-style cabinets, luxury vinyl plank floors in the kitchen, entry, bathroom, and laundry, and upgraded casing, door headers, and baseboards. The stainless steel Samsung kitchen appliances, including a smooth cooktop range, counter-depth fridge, dishwasher, and over-the-range microwave hood fan, add a touch of elegance and convenience to the living space. The unit also includes a heat-recovery-ventilator and in-suite side-by-side washer/dryer. This property offers two PARKING SPOTS, ONE TITLED UNDERGROUND HEATED PARKING, AND ONE SURFACE PARKING SPOT, and an additional storage locker providing ample space for all your belongings. Livingston is a vibrant community filled with amenities including the Livingston Pump Track, playgrounds, ponds, and a dog park. Central to the community is "The Hub", a homeowners association facility that offers year-round indoor and outdoor activities. Spanning 35,000 sq ft, it features 3 skating rinks, tennis courts, a basketball court, a gymnasium, a splash park, a playground, an outdoor amphitheater, banquet space, a fire hall and more . This condo complex is on a very PRIME Location with easy access to Stoney Trail and Deerfoot. It's just 20 minutes from the airport and downtown, and only 2 minutes from Carrington Plaza where you'll find convenient shopping, dining options, and a skate park. This unit offer the convenience of**

Inclusions: **NONE**
Property Listed By: **URBAN-REALTY.ca**

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