



THE
A-TEAM

**RE/MAX
FIRST**

55 LUCAS Way #2308, Calgary T3P2C7

MLS®#: **A2154720** Area: **Livingston** Listing Date: **08/02/24** List Price: **\$264,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 18-Jan** 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: **Stall,Titled**

Finished Floor Area

Abv Sqft: **501**
 Low Sqft:
 Ttl Sqft: **501**

DOM

181
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Elevator**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	14`8" x 9`3"	Bedroom	Main	10`0" x 8`10"
Kitchen	Main	18`0" x 5`11"	Laundry	Main	5`7" x 2`3"
4pc Bathroom	Main	8`10" x 4`11"	Balcony	Main	15`9" x 6`1"

Legal/Tax/Financial

Condo Fee: **\$205** Title: **Fee Simple** Zoning: **M-1 d100**
 Fee Freq:

Monthly

Legal Desc: 2410795

Remarks

Pub Rmks: **WELCOME TO YOUR NEW HOME IN LIVINGSTON!** This **BRAND-NEW, one-bedroom** condo offers the perfect blend of modern luxury and convenience. Nestled in Calgary's vibrant NW community of Livingston, this unit by the award-winning Logel Homes is ready for immediate move-in. Enjoy a spacious layout featuring soaring 9 ft. ceilings, quartz countertops, trendy vinyl plank flooring, and modern light fixtures. The gourmet kitchen is equipped with stainless steel appliances, upgraded full-height cabinets with soft-closing doors and drawers, and a large island - perfect for entertaining. The cozy bedroom serves as a serene retreat with ample closet space. Additional comforts include **AIR CONDITIONING**, in-suite laundry, and a generous East-facing balcony with a natural gas line for BBQs. Your new home also comes with **TITLED PARKING** and an assigned storage locker. Livingston is a dynamic community filled with amenities including the Livingston Pump Track, playgrounds, ponds, and a dog park. Central to the community is "The Hub", a 35,000 sq ft homeowners association facility offering year-round indoor and outdoor activities. It features 3 skating rinks, tennis courts, a basketball court, a gymnasium, a splash park, a playground, an outdoor amphitheater, banquet space, and more! Enjoy a **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 is modern living at its finest - don't miss out on this incredible opportunity!

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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





