



THE
A-TEAM

**RE/MAX
FIRST**

55 LUCAS Way #2109, Calgary T3P 2C7

MLS® #: **A2158609** Area: **Livingston** Listing Date: **08/20/24** List Price: **\$434,900**
 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: **957**
 Low Sqft:
 Ttl Sqft: **957**

Titled, Underground

DOM

29

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer**
 Int Feat: **Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	13`1" x 5`7"	Kitchen With Eating Area	Main	12`10" x 17`3"
Living Room	Main	12`10" x 15`5"	Bedroom - Primary	Main	10`10" x 14`11"
Bedroom	Main	10`10" x 10`0"	4pc Bathroom	Main	10`10" x 5`0"
4pc Ensuite bath	Main	5`0" x 10`9"			

Legal/Tax/Financial

Condo Fee: **\$375** Title: **Fee Simple** Zoning: **MC-2**

Fee Freq:
Monthly

Legal Desc: **2410795**

Remarks

Pub Rmks: **Logel Homes proudly presents its latest award-winning development in the vibrant community of Livingston, recognized for its exceptional design and prime location near shopping and scenic nature paths. As the Multi-Family Builder of the Year for the past three consecutive years, Logel Homes offers this thoughtfully designed two-bedroom, two-bathroom unit, complete with underground titled parking for added convenience. The interior features 9' ceilings, creating a spacious and airy feel throughout. The modern kitchen is equipped with stainless steel appliances, including a wall oven, chimney-style hood fan, built-in microwave, 41" high upper cabinets, and under-cabinet lighting. Upgraded finishes, such as quartz countertops, luxury vinyl plank and tile flooring, and designer sinks and fixtures, elevate the living experience. Large windows, upgraded lighting, and the soaring 9' ceilings brighten the living areas. Both bathrooms are elegantly finished, with a fully tiled shower in the ensuite and a tiled tub/shower combination in the main bath. Additional amenities include a walk-in closet in the master bedroom, a full-size washer and dryer, air conditioning, and a large patio with a BBQ gas line.**

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

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







