



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 LUCAS Way #2107, Calgary T3P 2C7**

MLS®#: **A2158812**      Area: **Livingston**      Listing **08/20/24**      List Price: **\$409,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$27k, 31-Oct**      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: **Titled, Underground**

Finished Floor Area

Abv Sqft: **1,019**  
 Low Sqft:  
 Ttl Sqft: **1,019**

DOM

**92**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof:  
 Heating: **Baseboard, Hot Water, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony, Playground**  
 Construction: **Wood Frame**  
 Flooring: **Ceramic Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Microwave**  
 Int Feat: **Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>7`8" x 8`11"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>20`9" x 9`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`9" x 10`5"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>19`8" x 12`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 11`6"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`4" x 11`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 11`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 11`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`6" x 7`9"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$397**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **2410795**

Remarks

Pub Rmks: **Experience the comforts of modern living with this stunning 2-bedroom, 2-bathroom corner unit in Logel Homes' award-winning Livingston Views development. As Calgary's Multi-Family Builder of the Year for the last four consecutive years, Logel Homes is renowned for its dedication to quality and excellence, consistently earning top marks in Google reviews. This ground-floor gem offers everything you need. The open-concept design features upgraded cabinets, sleek quartz countertops, and a premium stainless-steel appliance package that elevates your kitchen experience and includes a built-in wall oven and cooktop. Enjoy year-round comfort with in-unit air conditioning and breathe easy with Logel Homes' exclusive fresh air intake system. The master ensuite is a true retreat, boasting a luxurious walk-in shower with floor-to-ceiling tile and a frameless glass door. Additional highlights include soaring 9-foot ceilings, titled underground heated parking with extra storage, and a spacious balcony equipped with a gas line, perfect for your summer BBQs. Located in Livingston's vibrant, growing community, this home offers easy access to shopping, dining, and major highways. Discover why this exceptional property is the perfect place to call home—schedule your private viewing today and experience the Logel Homes difference for yourself. You'll be glad you did!**

Inclusions: **None**  
Property Listed By: **RE/MAX Real Estate (Central)**

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







