



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 LUCAS Way #2403, Calgary T3P 2C7**

MLS®#: **A2163767**

Area: **Livingston**

Listing Date: **09/07/24**

List Price: **\$539,900**

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:

**Heated Garage, Parkade, Titled, Underground**

Finished Floor Area

Abv Sqft: **1,016**  
Low Sqft:  
Ttl Sqft: **1,016**

DOM

**11**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`1" x 8`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 9`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 20`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`2" x 19`8"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>11`6" x 8`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`10" x 7`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`8" x 5`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 11`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$398**

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

Zoning:  
**MC-2**

Legal Desc: **2410795**

Remarks

Pub Rmks: **Welcome to unparalleled LUXURY nestled in the new community of Livingston, an great community gracing Calgary's sought-after NW quadrant. Here, in the midst of urban sophistication, stands a BRAND NEW 1,016 sq ft TOP-FLOOR executive condo, a beacon of refined living and contemporary ELEGANCE. Offering 2 BEDS + 2 BATHS + TITLED UNDERGROUND PARKING STALLS (2 Tandem) + 1 STORAGE UNIT + Air Conditioning, this residence offers the EPITOME of modern comfort and style. The open floor plan beckons, effortlessly blending the kitchen, dining, and living areas into a HARMONIOUS sanctuary for everyday living and gracious entertaining. One of the crowning jewels of this condominium is its EXPANSIVE balcony, a serene OASIS offering VIEWS of the beautiful pond. Step inside, and be greeted by a symphony of LUXURIOUS touches and refined finishes. Light wood color LUXURY VINYL flooring stretches across the expanse, a timeless foundation upon which the rest of the space unfolds. The walls, adorned in a palette of understated elegance, serve as a backdrop for the unfolding drama of daily life. The kitchen, a CULINARY HAVEN fit for the most discerning chef, beckons with its sleek lines and modern amenities. HIGH-END stainless steel appliances and PREMIUM quartz countertops stand as testaments to both form and function, while PRISTINE modern cabinetry offers ample storage space for every culinary need. A stunning backsplash, intricately designed and artfully executed, serves as a focal point, infusing the space with a sense of CHARACTER & CHARM. Next to the dining area lies the entrance to the second bedroom, a versatile space offering endless possibilities. Whether utilized as a home office/gym or transformed into a welcoming guest retreat for visiting loved ones, this room embodies the essence of modern flexibility and convenience. A conveniently located 4-piece main bath stands ready to accommodate. Down the hall from the main entrance, a discreet doorway grants access to the in-suite laundry facilities, seamlessly blending utility with elegance. The living hall, a corridor of possibilities and hidden wonders, leads to the luxurious PRIMARY RETREAT that offers a private escape from the cares of the world, a haven of comfort and tranquility. With access to the EXPANSIVE BALCONY from the main living area, residents are invited to bask in the splendor of outdoor living. The primary ensuite offers a luxurious escape from the rigors of daily life. Luxurious dual vanities with quartz countertops, spacious modern glass shower & HUGE walk-in closet are meticulously crafted and elegantly appointed. Discover the charm & excitement of Livingston, one of Calgary's most sought-after new communities, designed with modern living and lifestyle in mind. Located in the heart of Calgary's thriving North-West, Livingston offers a seamless blend of urban conveniences, scenic landscapes, and a strong sense of community. Don't miss out on the RARE opportunity, CALL TODAY to book your PRIVATE TOUR!!**

Inclusions: **None**  
Property Listed By: **MaxWell Capital Realty**

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









2403-55 Lucas Way NW, Calgary, AB

Main Floor Interior Area 1016.73 sq R



PREPARED 2024/08/19



While regions are excluded from total floor area in GMLSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.