

55 LUCAS Way #2310, Calgary T3P 2C7

MLS® #: **A2168913** Area: **Livingston** Listing Date: **09/26/24** List Price: **\$355,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 30-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:

Finished Floor Area
 Abv Sqft: **700**
 Low Sqft:
 Ttl Sqft: **700**

DOM
57
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

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

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Mixed, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	8`3" x 4`10"	4pc Bathroom	Main	8`4" x 4`9"
Balcony	Main	11`5" x 6`0"	Bedroom	Main	10`4" x 10`0"
Foyer	Main	4`0" x 3`10"	Kitchen	Main	13`10" x 10`7"
Laundry	Main	7`0" x 3`3"	Living Room	Main	13`9" x 10`9"
Bedroom - Primary	Main	12`7" x 10`5"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$272

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 2410795

Remarks

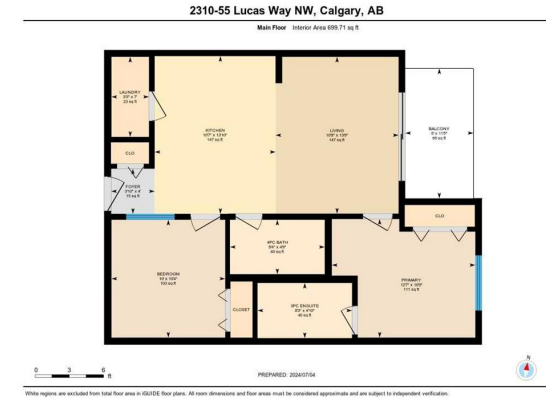
Pub Rmks: **Worried about smells from neighbors in your apartment? You don't have to worry with this high end quality build with Logel Homes. Each unit is separately ventilated! Now, picture yourself in a stunning, brand-new 2-bedroom, 2-bathroom condo on the 3rd floor, offering 700 sqft of contemporary elegance. Crafted by Logel Homes, this never-lived-in unit showcases luxury vinyl plank flooring throughout, dual air conditioning for year-round comfort, and sleek 41" upper cabinets that provide plenty of storage space. Enjoy the convenience of in-suite laundry and additional storage options, along with an underground parking stall for hassle-free living. Envision having company over and savoring meals around the spacious kitchen island, where culinary adventures come to life. Relax in a living room bathed in light from upgraded pot lights, perfect for seamless entertainment with wall-mounted TV upgrades featuring hidden cables and reinforced backing for secure mounting. The kitchen is a culinary dream, complete with stainless steel appliances, extra pot lights, and stylish pendant lighting, while soft-close cabinets enhance its luxury appeal. As a resident of the lively Livingston community, you'll enjoy exclusive access to the Livingston Community Association Hub, which boasts a splash park, gym, and event hall for your enjoyment. Embrace a lifestyle of comfort, sophistication, and convenience in this remarkable condo! Enjoy low condo fees in a high-quality built home.**

Inclusions: N/A
Property Listed By: Real Broker

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







Windows That Wow

Extra-large double pane windows and 8ft wide condo patio doors offer panoramic views and improved natural light.

Energy Recovery Ventilator

Our award winning Energy Recovery Ventilation system allows for advanced temperature control, better indoor air quality, and improved air-flow.

Sound Attenuation

The Acoustic Shield Sound Attenuation System reduces sound transmission between suites and ensures your privacy.