



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 LUCAS Way #1301, Calgary T3P 2C7**

MLS® #: **A2178117**      Area: **Livingston**      Listing Date: **11/07/24**      List Price: **\$439,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,005**  
 Low Sqft:  
 Ttl Sqft: **1,005**

DOM

**75**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

**Garage Door Opener,Underground**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Washer,Microwave,Range Hood,Wall/Window Air Conditioner**

Int Feat: **Breakfast Bar,Elevator,No Animal Home,No Smoking Home,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>13`7" x 4`4"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>8`10" x 13`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`2" x 8`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`2" x 10`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 11`5"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 9`2"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>10`9" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`11" x 5`8"</b>			

Legal/Tax/Financial

Condo Fee: **\$390**      Title: **Fee Simple**      Zoning: **RCG**  
 Fee Freq:

Monthly

Legal Desc: 2410896

Remarks

Pub Rmks: **Logel Homes proudly presents the award-winning floorplan, The Atwood 3ES. The professionally designed interior includes A/C, 41" upper cabinets with soft-close doors and drawers, luxury vinyl plank, designer tile, stainless steel appliances, pot lights, an 8' wide patio door, a storage locker, and titled parking. Be sure to inquire today about Logel Homes's award-winning Energy Return Ventilation system and industry-leading sound attenuation. Situated in Sage Walk Phase 2, you'll experience an escape amongst nature and walkable amenities in a location like no other. At your doorstep, walk around the adjoining pond, green space, and numerous retail and shopping experiences, including coffee shops, grocery stores, and restaurants. Don't miss out on one of the best condo locations in Calgary. Why buy with Logel Homes? Acknowledged as Calgary's most award-winning multi-family builder, Logel Homes is built on a legacy of innovation, quality, and a passion for exceptional customer experience. Across 5000+ homes, 75+ buildings, and 25 years, Logel Homes's passion for homebuilding has resulted in the team being named the 4x consecutive Large Volume Multi-Family Builder of the Year, 8x Best Customer Experience & 2023's Builder of Choice, a 5-Star Google Rating (230+ reviews), and Canada's Best Managed Platinum winner, Logel Homes is setting the standard for multi-family living.**

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

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













