



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 LUCAS Way #1305, Calgary T3P 2C7**

MLS®#: **A2178612**      Area: **Livingston**      Listing Date: **11/12/24**      List Price: **\$399,990**  
 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:

**Underground**

Finished Floor Area

Abv Sqft: **764**  
 Low Sqft:  
 Ttl Sqft: **764**

DOM

**21**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line, Lighting, Playground**

Construction: **Brick, Concrete**  
 Flooring: **Carpet, Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**  
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 7`10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 10`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 10`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`2" x 13`4"</b>			

Legal/Tax/Financial

Condo Fee: **\$295**      Title: **Fee Simple**      Zoning: **M-1 d100**  
 Fee Freq:

Monthly

Legal Desc: 2410795

Remarks

Pub Rmks: Experience the ultimate in modern living with this stunning condo that boasts breathtaking pond and mountain views. Imagine stepping into your brand-new, meticulously designed 2-bedroom, 2-bathroom unit on the 3rd floor, offering a spacious 764 sqft of contemporary elegance. Crafted by the renowned Loge! Homes, this never-lived-in gem is showcased by luxury vinyl plank flooring that exudes sophistication throughout. Enjoy year-round comfort with dual air conditioning, and revel in the ample storage provided by the sleek-looking upper cabinets. Picture yourself relaxing in a well-lit living room, enhanced by upgraded pot lights, creating the perfect ambiance for entertainment. The room is equipped for seamless viewing experiences, featuring wall-mounted TV setups that include hidden cables and reinforced backing for secure mounting. The kitchen is a culinary haven, complete with stainless steel appliances, additional pot lights, a stylish chimney-style hood fan, and eye-catching pendant lighting, offering everything you need for gourmet cooking. The soft-close cabinets add an extra touch of luxury to this inviting space. As a resident of the vibrant Livingston community, you'll enjoy exclusive access to the Livingston Community Association Hub, which features a splash park, fitness center, and event hall—all designed for your pleasure and convenience. Embrace a lifestyle of comfort, sophistication, and community in this exceptional condo, where every detail has been thoughtfully crafted for your enjoyment. Don't miss this opportunity to elevate your living experience!

Inclusions: N/A  
Property Listed By: Homecare Realty Ltd.

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











