



THE
A-TEAM

**RE/MAX
FIRST**

55 LUCAS Way #2309, Calgary T3P 2C7

MLS® #: **A2197683** Area: **Livingston** Listing Date: **02/27/25** List Price: **\$432,999**
 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:

Enclosed, Garage Door Opener, Insulated, Titled, Underground

Finished Floor Area

Abv Sqft: **972**
 Low Sqft:
 Ttl Sqft: **972**

DOM

1

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Multi Level Unit**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Gas Grill**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	13`0" x 4`6"	Laundry	Main	4`3" x 5`3"
Kitchen With Eating Area	Main	12`11" x 15`9"	Living/Dining Room Combination	Main	14`3" x 18`6"
Bedroom	Main	9`2" x 9`11"	4pc Bathroom	Main	10`8" x 4`11"
Bedroom - Primary	Main	11`0" x 11`5"	Walk-In Closet	Main	5`5" x 5`4"
4pc Ensuite bath	Main	4`11" x 10`6"	Balcony	Main	25`9" x 6`2"

Legal/Tax/Financial

Condo Fee:
\$373

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MC-2

Legal Desc: **2410795**

Remarks

Pub Rmks: **This is a stunning two-bedroom end unit condo built by Logel Homes, it proudly showcase its award-winning development in this vibrant community of Livingston. Its exceptional open-floor design, prime location near shopping and scenic nature paths making this one of the kinds! As the Multi-Family Builder of the Year for the past three consecutive years, Logel Homes offers this thoughtfully designed two-bedroom, two-bathroom unit, complete with underground titled parking for added convenience. The interior features 9' ceilings, creating a spacious and bright effect throughout. The modern kitchen is equipped with stainless steel appliances, including a wall oven, chimney-style hood fan, built-in microwave, 41" high upper cabinets, and under-cabinet lighting. Upgraded finishes, such as quartz countertops, luxury vinyl plank and tile flooring, and designer double vanity and fixtures, elevate the living experience. Large windows, upgraded lighting, and the soaring 9' ceilings brighten up the living areas. Both bathrooms are elegantly finished, with a fully tiled shower in the ensuite and a tiled tub/shower combination in the main bath. Additional amenities include a walk-in closet in the master bedroom, a full-size washer and dryer, air conditioning unit, and a large patio with a BBQ gas line. Everything floor-to-ceiling are under builder warranty! Book your showing today to view this remarkable gem!**

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









