



THE
A-TEAM

**RE/MAX
FIRST**

55 LUCAS Way #1112, Calgary T3P 2C7

MLS® #: **A2201138**

Area: **Livingston**

Listing Date: **03/11/25**

List Price: **\$319,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary
2024**

Finished Floor Area

Abv Sqft: **584**
Low Sqft:
Ttl Sqft: **584**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

32
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Other**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	11`5" x 11`0"	Living Room	Main	11`5" x 10`8"
Bedroom - Primary	Main	11`1" x 9`0"	Bedroom	Main	10`2" x 9`0"
4pc Bathroom	Main	9`0" x 5`0"	Laundry	Main	8`0" x 3`3"
Balcony	Main	24`0" x 7`0"			

Legal/Tax/Financial

Condo Fee:
\$235

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **2410896**

Remarks

Pub Rmks: **MODERN LUXURY LIVING in Livingston NW . This newer Condo is a stunning 2 bedroom 1 full bath unit it is nestled in Calgary's most vibrant NW community of Livingston. Designed by Logel Homes Multi-Family Builder of the Year. This inviting and cozy end condo is ready for immediate possession. With a spacious 584 square foot layout (Builder measurements for this unit is 624 SF), this main floor condo features 2 bedrooms, 1 bathroom, soaring 9 ft. ceilings, and luxury finishes throughout. Enjoy quartz countertops, trendy vinyl plank flooring, modern light fixtures, and white cabinets with soft-closing doors. The open gourmet kitchen boasts stainless steel appliances and a large island , perfect for entertaining. The primary suite serves as a cozy retreat with a large closet with extra wire shelving. The second bedroom is next to the the 4-piece bath, making it ideal for a dual primary suite. Additional features includes , In-suite laundry (full size), AIR Conditioning, a spacious patio with gas hook up, TITLED UNDERGROUND HEATED PARKING (228), and an assigned storage locker (1112). Livingston is a vibrant community filled with amenities including the Livingston Pump Track, playgrounds, ponds, and a dog park. Central to the community is "The Hub", a homeowners association facility that offers year-round indoor and outdoor activities. Spanning 35,000 sq ft, it features 3 skating rinks, tennis courts, a basketball court, a gymnasium, a splash park, a playground, an outdoor amphitheater, banquet space, a fire hall and more . This condo is in a prime location with easy access to Stoney Trail and Deerfoot. It's just 20 minutes from the airport and downtown, and only 2 minutes from Carrington Plaza where you'll find convenient shopping, dining options, and a skate park.**

Inclusions: **none**
Property Listed By: **CIR Realty**

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











