

1112, 55 Lucas Way NW  
Calgary, Alberta

MLS # A2201138



**\$319,800**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	584 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 235
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** none

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 &ldquo;The Hub&rdquo;, 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&rsquo;s just 20 minutes from the airport and downtown, and only 2 minutes from Carrington Plaza where you&rsquo;ll find convenient shopping, dining options, and a skate park.