

# \$432,999 - 2309, 55 Lucas Way Nw, Calgary

MLS® #A2197683

**\$432,999**

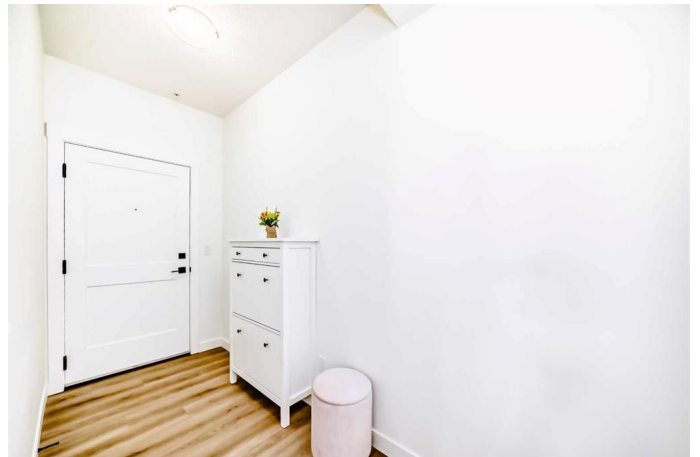
2 Bedroom, 2.00 Bathroom, 972 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

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!

Built in 2024



## Essential Information

MLS® #	A2197683
Price	\$432,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	972
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	2309, 55 Lucas Way Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2C7

## Amenities

Amenities	Elevator(s), Park, Parking, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Insulated, Titled, Underground, Enclosed
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony, Gas Grill
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	109
Zoning	MC-2
HOA Fees	467
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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