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

MLS® #A2197683

#### \$432,999

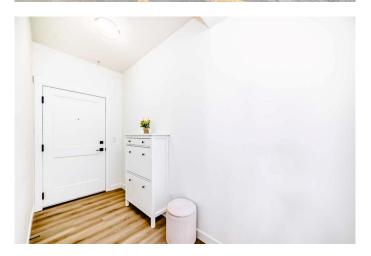
2 Bedroom, 2.00 Bathroom, 972 sqft Residential on 0.00 Acres

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!







#### **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), Parking, Secured Parking, Storage, Trash, Visitor Parking,

Park

Parking Spaces 1

Parking Insulated, Titled, Underground, Enclosed, Garage Door Opener

# 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, Garage Control(s), Microwave, Range

Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air

Conditioner, Electric Cooktop

Heating Natural Gas, Baseboard

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 67

Zoning MC-2

HOA Fees 467

HOA Fees Freq. ANN

### **Listing Details**

Listing Office Homecare Realty Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.