

\$254,900 - 2308, 55 Lucas Way Nw, Calgary

MLS® #A2154720

\$254,900

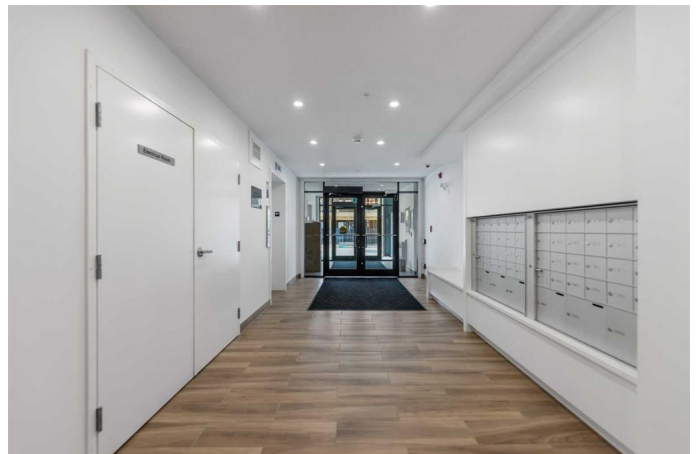
1 Bedroom, 1.00 Bathroom, 501 sqft
Residential on 0.00 Acres

Livingston, Calgary, Alberta

WELCOME TO YOUR NEW HOME IN LIVINGSTON! This BRAND-NEW, one-bedroom condo offers the perfect blend of modern luxury and convenience. Nestled in Calgary's vibrant NW community of Livingston, this unit by the award-winning Logel Homes is ready for immediate move-in. Enjoy a spacious layout featuring soaring 9 ft. ceilings, quartz countertops, trendy vinyl plank flooring, and modern light fixtures. The gourmet kitchen is equipped with stainless steel appliances, upgraded full-height cabinets with soft-closing doors and drawers, and a large island – perfect for entertaining.

The cozy bedroom serves as a serene retreat with ample closet space. Additional comforts include AIR CONDITIONING, in-suite laundry, and a generous East-facing balcony with a natural gas line for BBQs. Your new home also comes with TITLED PARKING and an assigned storage locker.

Livingston is a dynamic community filled with amenities including the Livingston Pump Track, playgrounds, ponds, and a dog park. Central to the community is “The Hub”, a 35,000 sq ft homeowners association facility offering year-round indoor and outdoor activities. It features 3 skating rinks, tennis courts, a basketball court, a gymnasium, a splash park, a playground, an outdoor amphitheater, banquet space, and more!



Enjoy 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. This is modern living at its finest – don't miss out on this incredible opportunity!

Built in 2024

Essential Information

MLS® #	A2154720
Price	\$254,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	501
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

Community Information

Address	2308, 55 Lucas Way Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P2C7

Amenities

Amenities	Dog Park, Dog Run, Elevator(s), Parking, Playground, Park, Recreation Facilities, Snow Removal, Storage
Parking Spaces	1
Parking	Stall, Titled

Interior

Interior Features	Elevator
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame

Additional Information

Date Listed	August 2nd, 2024
Days on Market	221
Zoning	M-1 d100
HOA Fees	340
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
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