



**2103, 55 Lucas Way NW
Calgary, Alberta**

MLS # A2276641



\$405,000

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,014 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Standard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 391
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

Discover a lifestyle of effortless elegance in this meticulously maintained almost new, 1,014 sq. ft. residence. Offering a functional design, this home features an open-concept layout that caters perfectly to urban professionals, rightsizers, or young families seeking a low-maintenance retreat. The heart of the home is an expansive, light-filled living room (11' x 19') that serves as the hub for relaxation or social gatherings. It flows seamlessly into a chef-inspired kitchen, where a generous footprint and a dedicated walk-in pantry ensure every culinary need is met with ease. Pristine-kept, this pet-free home offers an immediate sense of freshness and pride of ownership. The primary suite is a true sanctuary, boasting impressive dimensions (11' x 11'), a spacious walk-in closet, and a private 4-piece ensuite. Ensuring privacy and versatility, the secondary bedroom is positioned near a second full 4-piece bathroom—an ideal configuration for guests, roommates, or a quiet home office. Forget cramped utility closets; this unit features a large, dedicated in-suite laundry room (7' x 5') that provides substantial bonus storage. Extend your living space outdoors onto the massive 130+ sq. ft. private balcony. Stretching over 20 feet long, this impressive terrace is a rare find, offering the perfect canvas for container gardening, morning espresso, or sunset cocktails.