



**1207, 55 Lucas Way NW
Calgary, Alberta**

MLS # A2283088



\$428,800

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,020 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Electric, Hot Water, See Remarks	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 392
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Elevator, Kitchen Island, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: NONE

Bright and Spacious with Functional layout! Experience the comforts of modern living with this stunning 2-bedroom, 2-bathroom corner unit, loaded with upgrades, well located in Logel Homes' Livingston Views ‐ Livingston's vibrant, growing community. This home offers easy access to airport, downtown, shopping, dining, and major highways including Stoney Trail & Deerfoot Trail. Enjoy the upgraded Executive kitchen with open design and upgraded with a premium stainless-steel appliance package; built-in wall oven and microwave cabinet tower, quartz counters, oversize center island with large undermount sink, overlooking the huge living room and dining room with patio doors to oversize balcony (20'x6') where you can enjoy your BBQ and decorate with your favorite patio furniture. The Spacious Master bedroom includes a large ensuite bath: with double sinks with large quartz counter, toilet with separate door and a walk in closet with door. Spacious 2nd bedroom: - with windows on both sides which is an added feature of this corner unit. 2nd bathroom upgrade includes a walk in shower with glass doors, quartz counters. Other features of this beautiful unit: - 9-Ft. Ceilings, a breathe easy with Logel Homes' exclusive fresh air intake system, in unit Air Conditioning unit, spacious entry and a large laundry room with ample storage space. This unit also comes with a titled heated underground parking and an assigned storage unit. Accessibility feature: Ram to exterior front building entrance from parking stall.