



GRASSROOTS
REALTY GROUP

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2312, 55 Lucas Way NW
Calgary, Alberta

MLS # A2283287



\$379,999

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	795 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Standard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 402
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

This is a gorgeous 3rd floor and nearly brand new 2 Beds 2 Baths and 2 Walk In Closets unit. Award winning Logel Homes built unit in the sought after Livingston community in the NW of Calgary. The east facing unit comes with Samsung stainless steel appliances, all quartz counters and black contrasting hardware. The generous sized rooms both have walk in closets and are well lit with good sized windows for adequate natural light. The living room leads to the big balcony, which has a BBQ gas line. The unit is in a cozy smaller condo with lots of great amenities surrounding it, like ponds, walking trails and a great community recreation center, the Hub! This is a must see unit! Listing agent has an interest.