



**2307, 55 Lucas Way NW  
Calgary, Alberta**

**MLS # A2291463**



**\$424,888**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,022 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 516
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\* OPEN HOUSE SAT MARCH 28 & SUN MARCH 29, 2-4PM \*\*** Bright west facing corner unit in Livingston, now attractively priced at \$424,888. This beautifully designed 2 bedroom, 2 bathroom condo is located on the 3rd floor and offers an exceptional blend of style, comfort, and natural light. Step inside to a modern open concept layout that seamlessly connects the kitchen, dining, and living areas, creating a welcoming space for both everyday living and entertaining. The kitchen features sleek cabinetry, quartz countertops, stainless steel appliances, and a stylish backsplash. The spacious living room leads directly to the west facing balcony where you can relax and enjoy beautiful Calgary sunsets. The primary bedroom features a walk in closet, and a spa inspired ensuite with dual vanities and a glass stand up shower. The second bedroom sits conveniently next to the full main bathroom, making it ideal for guests, a home office, or a flex space. Additional features include air conditioning, luxury vinyl plank flooring, titled underground parking, and a secure storage unit. Located in the vibrant community of Livingston, residents enjoy access to parks, walking paths, and the impressive Livingston Hub with year round amenities. Now offered at \$424,888, a number considered lucky and prosperous in many cultures, making this an exciting opportunity to own in one of Calgary's fastest growing communities. Recently refreshed and priced to attract attention. Book your showing today.