



**2305, 55 Lucas Way NW
Calgary, Alberta**

MLS # A2302824



\$350,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Livingston | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 764 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---------------------|-------------------|----------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 387 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-1 d100 |
| Foundation: | - | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: N/A

Welcome to this modern 2-bedroom, 2-bathroom condo located on the 3rd floor in the vibrant community of Livingston. Featuring a bright open-concept layout, the kitchen offers quartz countertops, stainless steel appliances, and contemporary cabinetry, flowing seamlessly into the living area and private balcony. The primary bedroom includes a walk-in closet and ensuite, while the second bedroom is conveniently located next to the full main bath, ideal for guests or a home office. Additional features include air conditioning, in-suite laundry, luxury vinyl plank flooring, titled underground parking, and a storage unit. Close to parks, walking paths, shopping, and major roadways, this home offers modern comfort and everyday convenience.