

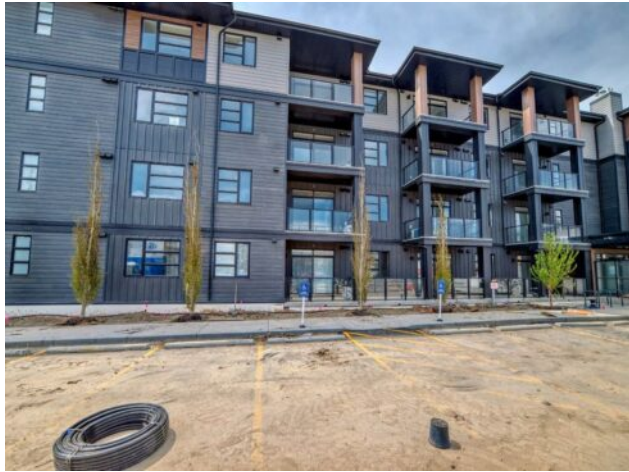


GRASSROOTS
REALTY GROUP

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2112, 55 Lucas Way NW
Calgary, Alberta

MLS # A2136229



\$329,888

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	587 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 230
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: na

Welcome to the prestigious Livingston Views NW building! This brand new, never-lived-in main floor unit features 2 bedrooms and 1 bathroom, along with a surface parking stall right in front of the building. The unit is exceptionally convenient and accessible, being the first one to the left as you enter the building. Enjoy being just minutes away from the pond, walking paths, and shopping. Builder advertised unit as 630 Sqft (RMS came in at 587 QFT)