



**2210, 55 Lucas Way NW
Calgary, Alberta**

MLS # A2139415



\$350,000

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	700 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 271
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting		

Inclusions: Air conditioner remote

MODERN LUXURY in Livingston with LOW LOW CONDO FEES. Your BRAND-NEW Condo Awaits! Be the first to reside in this stunning 2 bedroom condo in Calgary's vibrant NW community of Livingston. Designed by the esteemed Logel Homes, awarded Multi-Family Builder of the Year, this inviting and cozy condo is ready for immediate move-in. With a spacious 700 square foot layout (Builder measurements for Findlay 2 Model: 753 SF), this second floor condo features 2 bedrooms, 2 bathrooms, soaring 9 ft. ceilings, and luxury finishes throughout. Enjoy quartz countertops, trendy vinyl plank flooring, modern light fixtures, and UPGRADED FULL-HEIGHT CABINETS with soft-closing doors and drawers. The open gourmet kitchen boasts stainless steel appliances and a large island with an extended built-in table, perfect for entertaining. The primary suite serves as a serene retreat with a large closet and private 3-piece ensuite. The second bedroom offers flexibility with a cheater door to the 4-piece bath, making it ideal for a dual primary suite setup, a large guest room, or a home office. Additional modern comforts include AIR CONDITIONING, in-suite laundry, a spacious 12x6 East-facing balcony with a natural gas line for BBQ, TITLED UNDERGROUND HEATED PARKING, and an assigned storage locker. Livingston is a vibrant community filled with amenities including the Livingston Pump Track, playgrounds, ponds, and a dog park. Central to the community is "The Hub", a homeowners association facility that offers year-round indoor and outdoor activities. Spanning 35,000 sq ft, it features 3 skating rinks, tennis courts, a basketball court, a gymnasium, a splash park, a playground, an outdoor amphitheater, banquet space, a fire hall and more! Your new home boasts a PRIME LOCATION with easy access to Stoney Trail and

Deerfoot. It's just 20 minutes from the airport and downtown, and only 2 minutes from Carrington Plaza where you'll find convenient shopping, dining options, and a skate park. Ready for IMMEDIATE POSSESSION. Schedule a viewing today and be the first to call it home or add to your rental pool! Special offers: Seller Says Buy This House, And We'll Buy Yours*. Homes For Heroes Program (Teachers, First Responders & Essential Workers Cash Back Program)*. Buy This Home And Receive A Free One Year Blanket Home Warranty*. (*Terms and Conditions Apply). Seller Accepts Bitcoin And Other Cryptocurrencies.