



**GRASSROOTS**  
REALTY GROUP

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2310, 55 Lucas Way NW  
Calgary, Alberta

MLS # A2146677



**\$379,900**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 272
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Imagine living in a brand-new, meticulously crafted 2 bed, 2 bath condo on the 3rd floor, offering 700 sqft of modern elegance. Designed by Logel Homes, this never-lived-in unit features luxury vinyl plank flooring throughout, dual air conditioning for year-round comfort, and sleek 41' high upper cabinets for ample storage. Imagine yourself unwinding in a living room illuminated by upgraded pot lights, enjoying a seamless entertainment experience with wall-mounted TV upgrades, including hidden cables and reinforced backing for secure mounting. The kitchen, adorned with stainless steel appliances, additional pot lights, and chic pendant lighting, is perfect for culinary adventures, while soft-close cabinets add a touch of luxury. As a resident of the vibrant Livingston community, you'll relish access to the exclusive Livingston Community Association Hub, where a splash park, gym, and an event hall await your enjoyment. Embrace a lifestyle of comfort, sophistication, and convenience in this exceptional condo.