



GRASSROOTS
REALTY GROUP

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**2405, 55 Lucas Way
Calgary, Alberta**

MLS # A2152583



\$424,900

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	767 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 276
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: NONE

HIGH-END FINISHES | ONE UNDERGROUND PARKING AND ONE OUTSIDE STALL| PRIVATE BALCONY | VIEWS | 2 BED & 2 BATH | Introducing a captivating NEW unit in LIVINGSTON offering a delightful living experience. Discover modern living at its finest. Designed by the esteemed Logel Homes, awarded Multi-Family Builder of the Year **Exciting Investment Opportunity! ** with LOW LOW CONDO FEES Quick Possession** Additional modern comforts include AIR CONDITIONING, in-suite laundry, a spacious 12x6 West-facing balcony with a natural gas line for BBQ This spacious 767.4 square foot one-bedroom condo features a bathroom. An open-concept living and dining area with contemporary finishes creates a perfect entertaining or relaxing space. Inside, you will find a range of high-quality finishes, including quartz countertops in the kitchen and bathroom, modern shaker-style or high-pressure laminate slab-style cabinets, luxury vinyl plank floors in the kitchen, entry, bathroom, and laundry, and upgraded casing, door headers, and baseboards. The stainless steel Samsung kitchen appliances, including a smooth cooktop range, counter-depth fridge, dishwasher, and over-the-range microwave hood fan, add a touch of elegance and convenience to the living space. The unit also includes a heat-recovery-ventilator and in-suite side-by-side washer/dryer. This property offers two PARKING SPOTS, ONE TITLED UNDERGROUND HEATED PARKING, AND ONE SURFACE PARKING SPOT, and an additional storage locker providing ample space for all your belongings. 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 . This condo complex is on a very 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. This unit offer the convenience of