



**2403, 55 Lucas Way NW  
Calgary, Alberta**

**MLS # A2163767**



**\$499,868**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,017 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 398
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None

**\*\* OPEN HOUSE SUN NOV 3 @ 1:00 PM - 4:00 PM \*\*** Welcome to unparalleled LUXURY nestled in the new community of Livingston, an great community gracing Calgary's sought-after NW quadrant. Here, in the midst of urban sophistication, stands a BRAND NEW 1,016 sq ft TOP-FLOOR executive condo, a beacon of refined living and contemporary ELEGANCE. Offering 2 BEDS + 2 BATHS + TITLED UNDERGROUND PARKING STALLS (2 Tandem) + 1 STORAGE UNIT + Air Conditioning, this residence offers the EPITOME of modern comfort and style. The open floor plan beckons, effortlessly blending the kitchen, dining, and living areas into a HARMONIOUS sanctuary for everyday living and gracious entertaining. One of the crowning jewels of this condominium is its EXPANSIVE balcony, a serene OASIS offering VIEWS of the beautiful pond. Step inside, and be greeted by a symphony of LUXURIOUS touches and refined finishes. Light wood color LUXURY VINYL flooring stretches across the expanse, a timeless foundation upon which the rest of the space unfolds. The walls, adorned in a palette of understated elegance, serve as a backdrop for the unfolding drama of daily life. The kitchen, a CULINARY HAVEN fit for the most discerning chef, beckons with its sleek lines and modern amenities. HIGH-END stainless steel appliances and PREMIUM quartz countertops stand as testaments to both form and function, while PRISTINE modern cabinetry offers ample storage space for every culinary need. A stunning backsplash, intricately designed and artfully executed, serves as a focal point, infusing the space with a sense of CHARACTER & CHARM. Next to the dining area lies the entrance to the second bedroom, a versatile space offering endless possibilities. Whether utilized as a home office/gym or transformed into a welcoming guest retreat for visiting loved

ones, this room embodies the essence of modern flexibility and convenience. A conveniently located 4-piece main bath stands ready to accommodate. Down the hall from the main entrance, a discreet doorway grants access to the in-suite laundry facilities, seamlessly blending utility with elegance. The living hall, a corridor of possibilities and hidden wonders, leads to the luxurious PRIMARY RETREAT that offers a private escape from the cares of the world, a haven of comfort and tranquility. With access to the EXPANSIVE BALCONY from the main living area, residents are invited to bask in the splendor of outdoor living. The primary ensuite offers a luxurious escape from the rigors of daily life. Luxurious dual vanities with quartz countertops, spacious modern glass shower & HUGE walk-in closet are meticulously crafted and elegantly appointed. Discover the charm & excitement of Livingston, one of Calgary's most sought-after new communities, designed with modern living and lifestyle in mind. Located in the heart of Calgary's thriving North-West, Livingston offers a seamless blend of urban conveniences, scenic landscapes, and a strong sense of community. CALL TODAY to book your PRIVATE TOUR!!