

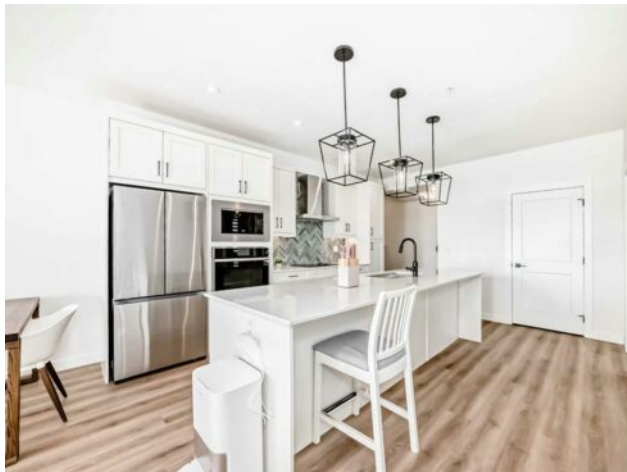


GRASSROOTS
REALTY GROUP

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2309, 55 Lucas Way NW
Calgary, Alberta

MLS # A2197683



\$432,999

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	972 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Insulated, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 373
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	MC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

This is a stunning two-bedroom end unit condo built by Logel Homes, it proudly showcase its award-winning development in this vibrant community of Livingston. Its exceptional open-floor design, prime location near shopping and scenic nature paths making this one of the kinds! As the Multi-Family Builder of the Year for the past three consecutive years, Logel Homes offers this thoughtfully designed two-bedroom, two-bathroom unit, complete with underground titled parking for added convenience. The interior features 9' ceilings, creating a spacious and bright effect throughout. The modern kitchen is equipped with stainless steel appliances, including a wall oven, chimney-style hood fan, built-in microwave, and high upper cabinets, and under-cabinet lighting. Upgraded finishes, such as quartz countertops, luxury vinyl plank and tile flooring, and designer double vanity and fixtures, elevate the living experience. Large windows, upgraded lighting, and the soaring 9' ceilings brighten up the living areas. Both bathrooms are elegantly finished, with a fully tiled shower in the ensuite and a tiled tub/shower combination in the main bath. Additional amenities include a walk-in closet in the master bedroom, a full-size washer and dryer, air conditioning unit, and a large patio with a BBQ gas line. Everything floor-to-ceiling are under builder warranty! Book your showing today to view this remarkable gem!