

\$350,000 - 2210, 55 Lucas Way Nw, Calgary

MLS® #A2139415

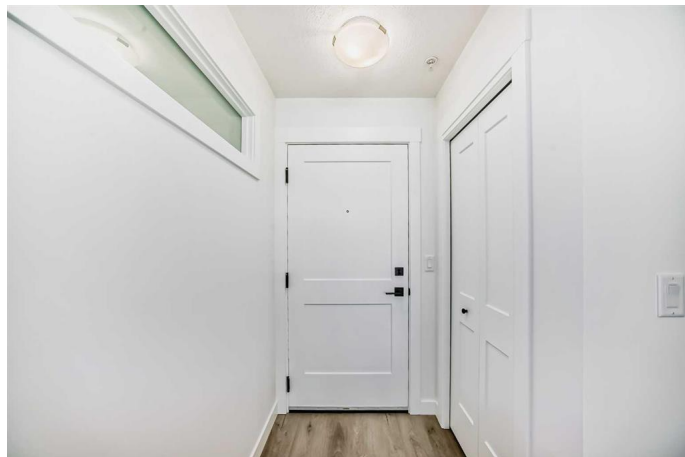
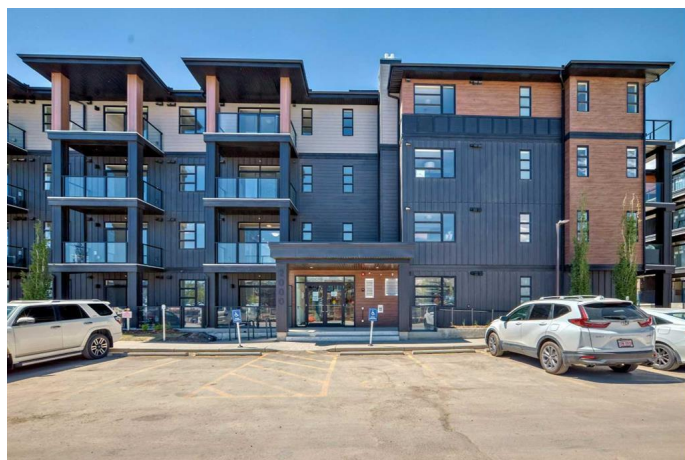
\$350,000

2 Bedroom, 2.00 Bathroom, 700 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

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.

Built in 2024

Essential Information

MLS® #	A2139415
Price	\$350,000
Sold Price	\$355,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	700
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2210, 55 Lucas Way Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2C7

Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Wood Frame

Additional Information

Date Listed	June 11th, 2024
Date Sold	August 2nd, 2024
Days on Market	52
Zoning	M-1
HOA Fees	467.25
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
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