



55 Lucas Way Calgary Alberta

\$424,900

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 p...

Other 3.92 Ft x 4.09 Ft
 Living room 13.00 Ft x 10.25 Ft
 Dining room 11.83 Ft x 7.50 Ft
 Kitchen 12.17 Ft x 9.00 Ft
 Bedroom 10.67 Ft x 8.92 Ft

Primary Bedroom 11.67 Ft x 10.25 Ft
 Other 7.83 Ft x 4.83 Ft
 4pc Bathroom 7.83 Ft x 7.75 Ft
 Pantry 3.50 Ft x 3.58 Ft
 Other 12.58 Ft x 6.17 Ft

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Listing Presented By:



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4pc Bathroom 7.75 Ft x 5.00 Ft

Laundry room 5.08 Ft x 5.83 Ft