



# 55 Lucas Way Calgary Alberta

\$369,900

MODERN LUXURY in Livingston. 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, 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, dini...

Other 4.00 Ft x 6.92 Ft  
 Kitchen 13.75 Ft x 11.33 Ft  
 Living room 13.83 Ft x 10.25 Ft  
 Primary Bedroom 9.33 Ft x 10.33 Ft  
 Bedroom 10.58 Ft x 10.00 Ft

Laundry room 7.08 Ft x 3.25 Ft  
 4pc Bathroom 4.92 Ft x 8.50 Ft  
 3pc Bathroom 4.92 Ft x 8.42 Ft  
 Other 12.08 Ft x 6.33 Ft

Listing Presented By:



Originally Listed by:  
Greater Property Group

<http://www.MyHomeAgent.ca>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca