

# \$319,800 - 1112, 55 Lucas Way Nw, Calgary

MLS® #A2201138

**\$319,800**

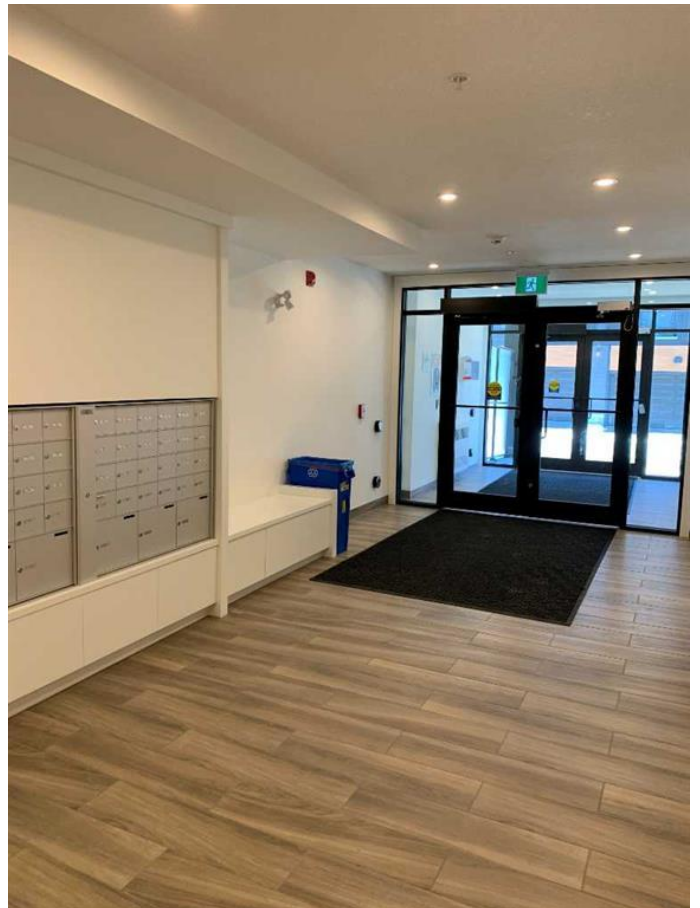
2 Bedroom, 1.00 Bathroom, 584 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

MODERN LUXURY LIVING in Livingston NW .

This newer Condo is a stunning 2 bedroom 1 full bath unit it is nestled in Calgary's most vibrant NW community of Livingston. Designed by Logel Homes Multi-Family Builder of the Year. This inviting and cozy end condo is ready for immediate possession. With a spacious 584 square foot layout (Builder measurements for this unit is 624 SF), this main floor condo features 2 bedrooms, 1 bathroom, soaring 9 ft. ceilings, and luxury finishes throughout. Enjoy quartz countertops, trendy vinyl plank flooring, modern light fixtures, and white cabinets with soft-closing doors. The open gourmet kitchen boasts stainless steel appliances and a large island , perfect for entertaining. The primary suite serves as a cozy retreat with a large closet with extra wire shelving. The second bedroom is next to the the 4-piece bath, making it ideal for a dual primary suite. Additional features includes , In-suite laundry (full size), AIR Conditioning, a spacious patio with gas hook up, TITLED UNDERGROUND HEATED PARKING (228), and an assigned storage locker (1112). 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 . This condo is in a prime location with easy access to Stoney Trail and Deerfoot. Itâ€™s just 20 minutes from the airport and downtown, and only 2 minutes from Carrington Plaza where youâ€™ll find convenient shopping, dining options, and a skate park.

Built in 2024

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2201138          |
| Price          | \$319,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 584               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1112, 55 Lucas Way Nw |
| Subdivision | Livingston            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3P 2C7               |

**Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Underground              |

**Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking                              |
| Appliances        | Dishwasher, Electric Stove, Wall/Window Air Conditioner |
| Heating           | Baseboard                                               |
| Cooling           | Wall Unit(s)                                            |
| # of Stories      | 4                                                       |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
| Construction      | Other        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 63               |
| Zoning         | M-1              |
| HOA Fees       | 450              |
| HOA Fees Freq. | ANN              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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