

# \$580,000 - 3131, 55 Lucas Way Nw, Calgary

MLS® #A2212604

## \$580,000

3 Bedroom, 3.00 Bathroom, 1,399 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Exceptional end-unit townhouse located in a quiet five-plex, offering a walkout basement and backing directly onto a serene pond. This well-appointed home features 9-foot ceilings, 3 bedrooms, and 2.5 bathrooms, thoughtfully designed to maximize comfort and functionality. The primary suite includes a dual-sink vanity and a dedicated closet room. A convenient second-floor laundry room adds practicality to the upper level. The open-concept main floor is filled with natural light and offers stunning pond views from the living room and private balcony, creating a warm and inviting atmosphere for both everyday living and entertaining. Additional highlights include a full, unfinished walkout basement, providing excellent potential for future development. Ideally situated in a peaceful and picturesque location, this home is perfect for families or professionals seeking modern living in a natural setting.

Built in 2025

## Essential Information

MLS® #	A2212604
Price	\$580,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,399



Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3131, 55 Lucas Way Nw
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 2C7

### Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 17th, 2025
Days on Market	63

Zoning	M-1
HOA Fees	440
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Homecare Realty Ltd.
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