

**2109, 55 Lucas Way NW**  
**Calgary, Alberta**

**MLS # A2158609**



**\$434,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	957 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** N/A

Logel Homes proudly presents its latest award-winning development in the vibrant community of Livingston, recognized for its exceptional design and prime location near shopping and scenic nature paths. As the Multi-Family Builder of the Year for the past three consecutive years, Logel Homes offers this thoughtfully designed two-bedroom, two-bathroom unit, complete with underground titled parking for added convenience. The interior features 9' ceilings, creating a spacious and airy feel throughout. The modern kitchen is equipped with stainless steel appliances, including a wall oven, chimney-style hood fan, built-in microwave, and high upper cabinets, and under-cabinet lighting. Upgraded finishes, such as quartz countertops, luxury vinyl plank and tile flooring, and designer sinks and fixtures, elevate the living experience. Large windows, upgraded lighting, and the soaring 9' ceilings brighten the living areas. Both bathrooms are elegantly finished, with a fully tiled shower in the ensuite and a tiled tub/shower combination in the main bath. Additional amenities include a walk-in closet in the master bedroom, a full-size washer and dryer, air conditioning, and a large patio with a BBQ gas line.