

**2107, 55 Lucas Way NW**  
**Calgary, Alberta**

**MLS # A2158812**



**\$446,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,019 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>	-	<b>Condo Fee:</b>	\$ 397
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** None

Experience the comforts of modern living with this stunning 2-bedroom, 2-bathroom corner unit in Logel Homes' award-winning Livingston Views development. As Calgary's Multi-Family Builder of the Year for the last three consecutive years, Logel Homes is renowned for its dedication to quality and excellence, consistently earning top marks in Google reviews. This ground-floor gem offers everything you need. The open-concept design features upgraded cabinets, sleek quartz countertops, and a premium stainless-steel appliance package that elevates your kitchen experience and includes built in wall oven and cook top. Enjoy year-round comfort with in-unit air conditioning and breathe easy with Logel Homes' exclusive fresh air intake system. The master ensuite is a true retreat, boasting a luxurious walk-in shower with floor-to-ceiling tile and a frameless glass door. Additional highlights include soaring 9-foot ceilings, titled underground heated parking with extra storage, and a spacious balcony equipped with a gas line, perfect for your summer BBQs. Located in Livingston's vibrant, growing community, this home offers easy access to shopping, dining, and major highways. Discover why this exceptional property is the perfect place to call home—schedule your private viewing today and experience the Logel Homes difference for yourself. You'll be glad you did!