

**2307, 55 Lucas Way NW**  
**Calgary, Alberta**

**MLS # A2229928**



## \$435,000

|                    |  |                   |                  |
|--------------------|--|-------------------|------------------|
| <b>Division:</b>   | Livingston   | <b>Water:</b>     | -                |
| <b>Type:</b>       | Residential/Low Rise (2-4 stories)   | <b>Sewer:</b>     | -                |
| <b>Style:</b>      | Apartment-Single Level Unit  | <b>Condo Fee:</b> | \$ 391           |
| <b>Size:</b>       | 1,022 sq.ft.   | <b>Age:</b>       | 2024 (1 yrs old) |
| <b>Beds:</b>       | 2  | <b>LLD:</b>       | -                |
| <b>Baths:</b>      | 2  | <b>Zoning:</b>    | M-1 d100         |
| <b>Garage:</b>     | Parkade, Stall, Underground  | <b>Utilities:</b> | -                |
| <b>Lot Size:</b>   | -  |                   |                  |
| <b>Lot Feat:</b>   | -  |                   |                  |
| <b>Heating:</b>    | Baseboard  |                   |                  |
| <b>Floors:</b>     | Ceramic Tile, Vinyl Plank  |                   |                  |
| <b>Roof:</b>       | -  |                   |                  |
| <b>Basement:</b>   | -  |                   |                  |
| <b>Exterior:</b>   | Concrete, Wood Frame   |                   |                  |
| <b>Foundation:</b> | -  |                   |                  |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s) |                   |                  |
| <b>Inclusions:</b> | N/A  |                   |                  |

Welcome to this stunning 2-bedroom, 2-bathroom condo located in the dynamic community of Livingston in NW Calgary. Perfectly combining style, comfort, and functionality, this modern home offers everything you need for an elevated urban lifestyle. Upon entering, you'll be greeted by an open-concept layout that seamlessly connects the living, dining, and kitchen areas, creating an inviting and airy space. The kitchen is a chef's dream, featuring premium quartz countertops, sleek modern cabinetry, high-end stainless steel appliances, and an elegant backsplash that adds a touch of sophistication. The living area extends to a large private balcony. Whether you're enjoying a morning coffee or entertaining friends, this outdoor space is sure to impress. Both bedrooms are generously sized, with the primary suite offering its own private balcony access, a spa-inspired ensuite with dual vanities, a modern glass shower, and a spacious walk-in closet. The second bedroom, conveniently located near the 3-piece main bath, can serve as a guest room, home office, or personal gym—whatever suits your lifestyle. Additional highlights include light wood luxury vinyl flooring, neutral designer tones throughout, air conditioning, a titled underground parking stall, and a secure storage unit for added convenience. Livingston is one of Calgary's most sought-after communities, known for its vibrant atmosphere, beautifully landscaped green spaces, and incredible amenities. From urban conveniences to scenic charm, this neighborhood has it all. This exceptional property is more than just a home; it's a lifestyle. Don't miss the chance to make it yours—schedule your private tour today!