

**2305, 55 Lucas Way NW**  
**Calgary, Alberta**

**MLS # A2302824**



**\$350,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	764 sq.ft.	<b>Age:</b>	2025 (1 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 387
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Welcome to this modern 2-bedroom, 2-bathroom condo located on the 3rd floor in the vibrant community of Livingston. Featuring a bright open-concept layout, the kitchen offers quartz countertops, stainless steel appliances, and contemporary cabinetry, flowing seamlessly into the living area and private balcony. The primary bedroom includes a walk-in closet and ensuite, while the second bedroom is conveniently located next to the full main bath, ideal for guests or a home office. Additional features include air conditioning, in-suite laundry, luxury vinyl plank flooring, titled underground parking, and a storage unit. Close to parks, walking paths, shopping, and major roadways, this home offers modern comfort and everyday convenience.