



GRASSROOTS
REALTY GROUP

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2103, 55 Lucas Way NW
Calgary, Alberta

MLS # A2314321



\$398,500

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,014 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 513
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d100
Foundation:	-	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE JULY 11th 11AM - 2PM & JULY 12th ,11am-1pm Come around the back to Balcony to enter. Now priced at \$398,500 and positioned to reach more buyers looking for a beautifully upgraded 2BD, 2 BTH main floor condo offering titled underground parking with assigned storage conveniently located directly in the back of the stall. Ideally positioned within the building as an end unit, this home offers the added benefit of fewer neighbouring units on one side and extra windows that bring in an abundance of natural light. It is also conveniently located near the parkade stair access, making it quick and easy to get to and from your vehicle without long walks through the building. With an incredible lifestyle package through the community, this home offers exceptional value in one of Calgary's fastest growing communities. Inside, you'll appreciate the thoughtful upgrades throughout including upgraded appliances, stylish lighting fixtures, a feature accent wall, and a charming barn door leading into the laundry area that may even have room for a small deep freeze. The spacious open concept layout creates a comfortable space for everyday living and entertaining. The kitchen is beautifully designed with modern cabinetry, Pantry ,upgraded finishes, and an impressive quartz island measuring just over 8 feet, creating the perfect space for meal preparation, casual dining, and gathering with family and friends. The primary retreat features a walk in closet with custom storage solutions and a beautiful ensuite with dual sinks and a spacious shower. The second bathroom includes a tub/shower combination, perfect for guests, roommates, or family. Being located on the main floor offers added convenience and an extended outdoor living experience with a spacious west facing patio perfect for BBQs, entertaining, and enjoying sunny afternoons. The patio also offers

direct gate access, creating a convenient secondary entrance and easy access for bikes, strollers, carts, and everyday use. Enjoy a quiet setting with townhomes across from the unit and beautiful natural surroundings featuring ponds, wetlands, and walking pathways throughout the community. Livingston's HOA amenities create a true sense of community and include tennis courts, skating rinks, playgrounds, amphitheater space, water spray park, outdoor ping pong, indoor basketball and pickle ball courts, event space with commercial kitchen, seasonal programs, and more. The HOA provides residents with access to these exceptional recreational facilities and community programming, enhancing both lifestyle and year round enjoyment. Ideally located close to shopping, restaurants, gyms, schools, and major amenities including Walmart, Superstore, NoFrills, and easy access to Stoney Trail. Approximately 15 minutes to Calgary International Airport and about 21 minutes to downtown Calgary, making commuting and travel exceptionally convenient. Experience the perfect balance of comfort, convenience, and community living.