



GRASSROOTS
REALTY GROUP

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2302, 55 Lucas Way NW
Calgary, Alberta

MLS # A2319843



\$254,900

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	502 sq.ft.	Age:	2024 (2 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to the Carr 2 by Logel Homes, a thoughtfully designed residence featuring full-height cabinetry, quartz countertops, luxury vinyl plank flooring, and elegant bathroom tile. The upgraded kitchen is appointed with a contemporary backsplash, premium sink and faucet, and stainless steel appliances. Enjoy year-round comfort with air conditioning, in-suite laundry, nine-foot ceilings, and large windows that fill the space with natural light. This home also includes a titled parking stall and is protected by the Alberta New Home Warranty. Ideally located near shopping, public transit, and major routes including Stoney Trail, Deerfoot Trail, and Crowchild Trail, this property offers exceptional convenience and connectivity. Combined with affordable condominium fees, it presents an excellent opportunity to own a stylish, low-maintenance home in a desirable location.