

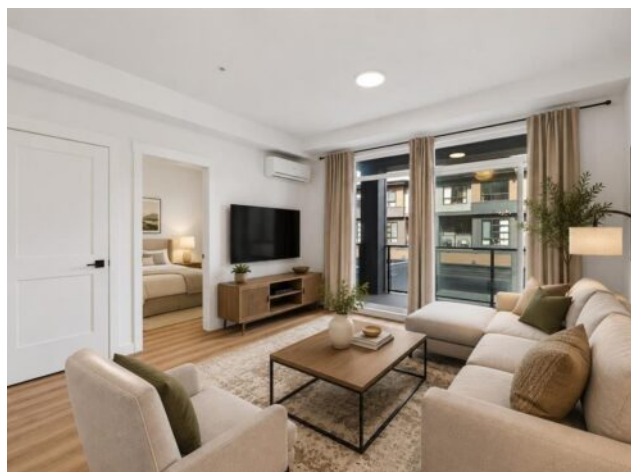


GRASSROOTS
REALTY GROUP

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2212, 55 Lucas Way NW
Calgary, Alberta

MLS # A2325726



\$360,000

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	791 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 403
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-1 d100
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully upgraded 2 BEDROOM, 2 BATHROOM CONDO built by LOGEL HOMES in the highly desirable community of LIVINGSTON! This AIR-CONDITIONED UNIT offers a bright and functional open-concept layout with premium finishes throughout. The stylish kitchen features CABINETS TO THE CEILING, BLACK HANDLES & PLUMBING FIXTURES, upgraded Stainless Steel appliances, GRANITE SIL SINK, and a modern design that elevates everyday living. The spacious living area leads to a PRIVATE East Facing BALCONY, perfect for relaxing or entertaining. The PRIMARY BEDROOM features a WALK-THROUGH CLOSET leading to a stunning ENSUITE with DOUBLE VANITY, OVERSIZED GLASS SHOWER, and modern finishes. The SECONDARY BEDROOM includes its own WALK-IN CLOSET, while the SECOND BATHROOM offers a BATHTUB WITH TILE SURROUND UP TO THE CEILING. Additional highlights include STACKED IN-UNIT LAUNDRY, ample storage throughout, and thoughtful design with ONLY ONE COMMON WALL for added privacy. The unit is also conveniently located CLOSE TO THE ELEVATOR for easy access. This home has been UPGRADED BEYOND BUILDER STANDARDS, showcasing PREMIUM TILE WORK, MODERN FIXTURES, and enhanced finishes that offer a level of style and comfort rarely found in similar units. One of the standout features is the OVERSIZED UNDERGROUND PARKING STALL paired with a DEDICATED STORAGE SPACE CONVENIENTLY LOCATED DIRECTLY BEHIND THE PARKING—a rare and highly desirable combination. Enjoy added value with LOW CONDO FEES OF ONLY \$402/MONTH. Located within WALKING DISTANCE TO GROCERY STORES, RESTAURANTS, CAFÉS, OPTOMETRIST, TRANSIT, PARKS,

AND SCENIC WALKING TRAILS, this home offers the perfect blend of convenience and lifestyle. Ideal for first-time buyers, downsizers, or investors looking for modern living in one of Calgary's fastest-growing communities. DON'T MISS THIS INCREDIBLE OPPORTUNITY!