



GRASSROOTS
REALTY GROUP

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2301, 55 Lucas Way NW
Calgary, Alberta

MLS # A2328723



\$394,900

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,012 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 506
Basement:	None	LLD:	-
Exterior:	Other	Zoning:	M-1d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: all window coverings

Logel Homes proudly presents the award-winning floor plan, The Atwood 3 Thoughtfully designed with both style and functionality in mind, this professionally curated interior offers premium finishes and modern comfort throughout. This is a former showhome that is brand new, represents excellent value, and is aggressively priced given all the included upgrades. Features include air conditioning, upper cabinetry with soft-close doors and drawers, luxury vinyl plank flooring, designer tile accents, stainless steel appliances, and contemporary lighting. A large glass patio door enhances natural light and indoor-outdoor flow, while a dedicated storage locker and titled parking stall provide everyday convenience. Homeowners will also appreciate Logel Homes' award-winning Energy Recovery Ventilation (ERV) system and industry-leading sound attenuation technology, delivering exceptional indoor air quality, energy efficiency, and a quieter living environment. For a limited time, buyers can take advantage of an exclusive Pre-Construction Bonus offering \$10,000 in complimentary upgrades plus one full year of prepaid condo fees — an exceptional opportunity to enhance both value and lifestyle. Located in the vibrant community of Livingston, residents enjoy access to the Livingston HOA amenities, including The Hub — a dynamic recreational facility featuring a water spray park, playground, tennis courts, skating rinks with change area, amphitheatre, banquet facility, community kitchen, indoor gymnasium, daycare space, meeting rooms, and versatile multi-use spaces. For added peace of mind, this home is backed by the comprehensive Alberta New Home Warranty program. Experience award-winning design, innovative construction, and an exceptional lifestyle with Logel Homes.

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