



GRASSROOTS
REALTY GROUP

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2303, 55 Lucas Way NW
Calgary, Alberta

MLS # A2329239



\$399,900

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,019 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-100 D
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: all window coverings

Experience the comforts of modern living with this 2-bedroom, 2-bathroom corner unit in Logel Homes' award-winning Livingston Views development. Being a former showhome this home has significant upgrades, shows extremely well and represents unbeatable value at this price. As Calgary's Multi-Family Builder of the Year for the last five consecutive years, Logel Homes is renowned for its dedication to quality and excellence, consistently earning top marks in Google reviews. This third-floor gem offers everything you need. The open-concept design features upgraded cabinets, sleek quartz countertops, and a premium stainless-steel appliance package that elevates your kitchen experience and includes a built-in wall oven and cooktop. Enjoy year-round comfort with in-unit air conditioning and breathe easy with Logel Homes' exclusive fresh air intake system. The master ensuite is a true retreat, boasting a luxurious walk-in shower with floor-to-ceiling tile and a frameless glass door. Additional highlights include soaring 9-foot ceilings, titled underground heated parking with extra storage, and a spacious balcony equipped with a gas line, perfect for your summer BBQs. Located in Livingston's vibrant, growing community, this home offers easy access to shopping, dining, and major highways. Discover why this exceptional property is the perfect place to call home—schedule your private viewing today and experience the Logel Homes difference for yourself. You'll be glad you did!