

2103, 55 Lucas Way NW  
Calgary, Alberta

MLS # A2276641



## \$405,000

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

<b>Heating:</b>	Central, Standard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 391
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Discover a lifestyle of effortless elegance in this meticulously maintained almost new, 1,014 sq. ft. residence. Offering a functional design, this home features an open-concept layout that caters perfectly to urban professionals, rightsizers, or young families seeking a low-maintenance retreat. The heart of the home is an expansive, light-filled living room (11' x 19') that serves as the hub for relaxation or social gatherings. It flows seamlessly into a chef-inspired kitchen, where a generous footprint and a dedicated walk-in pantry ensure every culinary need is met with ease. Pristine-kept, this pet-free home offers an immediate sense of freshness and pride of ownership. The primary suite is a true sanctuary, boasting impressive dimensions (11' x 11'), a spacious walk-in closet, and a private 4-piece ensuite. Ensuring privacy and versatility, the secondary bedroom is positioned near a second full 4-piece bathroom—an ideal configuration for guests, roommates, or a quiet home office. Forget cramped utility closets; this unit features a large, dedicated in-suite laundry room (7' x 5') that provides substantial bonus storage. Extend your living space outdoors onto the massive 130+ sq. ft. private balcony. Stretching over 20 feet long, this impressive terrace is a rare find, offering the perfect canvas for container gardening, morning espresso, or sunset cocktails.