

1207, 55 Lucas NW  
Calgary, Alberta

MLS # A2283088



## \$428,800

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac		

<b>Heating:</b>	Electric, Hot Water, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 392
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Elevator, Kitchen Island, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** NONE

Bright and Spacious with Functional layout! Experience the comforts of modern living with this stunning 2-bedroom, 2-bathroom corner unit, loaded with upgrades, well located in Logel Homes' Livingston Views — Livingston's vibrant, growing community. This home offers easy access to airport, downtown, shopping, dining, and major highways including Stoney Trail & Deerfoot Trail. Enjoy the upgraded Executive kitchen with open design and upgraded with a premium stainless-steel appliance package; built-in wall oven and microwave cabinet tower, quartz counters, oversize center island with large undermount sink, overlooking the huge living room and dining room with patio doors to oversize balcony (20' x 6') where you can enjoy your BBQ and decorate with your favorite patio furniture. The Spacious Master bedroom includes a large ensuite bath: with double sinks with large quartz counter, toilet with separate door and a walk in closet with door. Spacious 2nd bedroom: - with windows on both sides which is an added feature of this corner unit. 2nd bathroom upgrade includes a walk in shower with glass doors, quartz counters. Other features of this beautiful unit: - 9-Ft. Ceilings, a breathe easy with Logel Homes' exclusive fresh air intake system, in unit Air Conditioning unit, spacious entry and a large laundry room with ample storage space. This unit also comes with a titled heated underground parking and an assigned storage unit. Accessibility feature: Ram to exterior front building entrance from parking stall.