

2311, 55 Lucas Way NW  
Calgary, Alberta

MLS # A2167056



**\$349,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	587 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 229
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	MC-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows		

**Inclusions:** none

"" OPEN HOUSE: SUNDAY, SEPTEMBER 22, 10:00 AM - 12:00 PM "" Logel Homes Built, virtually new (lived in 3 months). Well priced two bedroom condo, east facing for morning sunshine, nicely updated including vinyl plank flooring, upgraded carpet, bathroom floor tile, quartz counter tops, 9 foot ceiling, spacious covered deck with gas line Vibrant NorthWest community of Livingstone (with community ammenities, lake, playgrounds, sports fields) with great access to Stoney Trail, the airport, shopping