# \$599,800 - 3131, 55 Lucas Way Nw, Calgary

MLS® #A2212604

## \$599,800

3 Bedroom, 3.00 Bathroom, 1,399 sqft Residential on 0.00 Acres

Livingston, Calgary, Alberta

Exceptional end-unit townhouse located in a quiet five-plex, offering a walkout basement and backing directly onto a serene pond. This well-appointed home features 9-foot ceilings, 3 bedrooms, and 2.5 bathrooms, thoughtfully designed to maximize comfort and functionality. The primary suite includes a dual-sink vanity and a dedicated closet room. A convenient second-floor laundry room adds practicality to the upper level. The open-concept main floor is filled with natural light and offers stunning pond views from the living room and private balcony, creating a warm and inviting atmosphere for both everyday living and entertaining. Additional highlights include a full, unfinished walkout basement, providing excellent potential for future development. Ideally situated in a peaceful and picturesque location, this home is perfect for families or professionals seeking modern living in a natural setting.

Built in 2025

## **Essential Information**

MLS® # A2212604 Price \$599,800

Bedrooms 3

Bathrooms 3.00

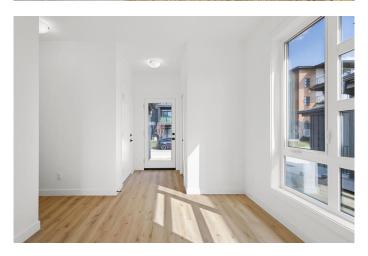
Full Baths 2

Half Baths 1

Square Footage 1,399







Acres 0.00 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 3131, 55 Lucas Way Nw

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2C7

#### **Amenities**

Amenities Park, Playground

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer

Heating High Efficiency, Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished, Walk-Out

## **Exterior**

Exterior Features Balcony

Lot Description Creek/River/Stream/Pond

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 17th, 2025

Days on Market 4

Zoning M-1 HOA Fees 440 HOA Fees Freq. ANN

# **Listing Details**

Listing Office Homecare Realty Ltd.

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