

# \$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 | 16               |

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

## **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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