3101 55 Lucas Way NW

Calgary | Active | MLS® A2306430

$565,000









Bedrooms	Bathrooms	Year Built	Living area
3	3	2024	1,406.3 sq. ft.

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Listed by First Place Realty

A closer look

PRICE REDUCED - EXCEPTIONAL VALUE IN LIVINGSTON! Welcome to this beautifully maintained end-unit townhouse in Livingston NW, offering added privacy, abundant natural light, and peaceful views of the surrounding pond and green space-a combination rarely found in this style of home.

Presented in near-new, move-in-ready condition, this thoughtfully designed home combines modern finishes with comfortable, functional living and central air conditioning for year-round comfort.

The main level features a bright, open-concept layout with 9-foot ceilings and large windows that take full advantage of the additional end-unit exposure. At the heart of the home is a stylish and functional kitchen featuring quartz countertops, stainless steel appliances, ample cabinetry, and generous workspace, flowing seamlessly into the dining and living areas.

Step outside onto your private deck overlooking the pond and green space, creating a beautiful extension of the living area and an ideal setting for morning coffee, relaxing evenings, or entertaining.

Upstairs, you'll find three well-sized bedrooms, providing plenty of flexibility for family living, guests, or a home office. The spacious primary bedroom features a walk-in closet and private four-piece ensuite, while a second full bathroom conveniently serves the additional bedrooms.

The walkout basement provides even more living potential, with direct access to a concrete patio and the landscaped pathway beyond. Backing onto a tranquil pond with a fountain feature, the outdoor setting offers an exceptional sense of openness and privacy.

Combining the advantages of an end-unit location, walkout basement, central air conditioning, modern finishes, pond views, and move-in-ready condition, this exceptional townhouse offers an impressive lifestyle opportunity in the growing northwest Calgary community of Livingston.

Some listing photos have been virtually staged to illustrate the potential use of the spaces. Virtual furnishings and décor are not included in the sale.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2306430
Bedrooms	3
Bathrooms	3

Year Built	2024
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,406.3 sq. ft.
Main Level Finished Area:	626.7 sq. ft.
Upper Level Finished Area:	779.6 sq. ft.
Condo Fee:	$416.36
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	1,856 sq. ft.
Lot Frontage:	22'8"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2024 (Age: 2)
Bedrooms:	3 (Above Grd: 3)

Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2312249
Heating:	Forced Air
Basement:	Full, Unfinished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Mixed, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
HOA Fee:	$478.00
Condo Fee Frequency:	Monthly

City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Livingston
Amenities:	Snow Removal, Trash
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Condo/Strata Approval
Pets Allowed:	Yes
Main Floor	Mud Room · 42' × 0' ·
Main Floor	Covered Porch · 6'9" × 3'6" ·
Main Floor	Dining Room · 10'10" × 9'7" ·
Main Floor	Kitchen With Eating Area · 12'2" × 8'7" ·
Main Floor	Living Room · 12'11" × 11'9" ·
2nd Floor	Bedroom · 12'10" × 10'8" ·
2nd Floor	Bedroom · 10'11" × 8'6" ·
2nd Floor	Laundry · 4'8" × 3'3" ·
2nd Floor	Bedroom - Primary · 14'8" × 13'10" ·
2nd Floor	Walk-In Closet · 7'11" × 4'6" ·
Title to Land:	Fee Simple
Community Features:	Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Backs on to Park/Green Space, Cleared, No Neighbours Behind, Rectangular Lot, Views, Back Yard, Corner Lot

Num. of Parcels:	0
Fencing:	Cross Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d100
Listed Date:	Jul 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3101-55-lucas-way-nw-calgary-a2306430/

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