3125 55 Lucas Way NW

Calgary | Active | MLS® A2334810

$549,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2024**	**1,414.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

Corner unit with unobstructed pond views and step out onto your private balcony - this is everyday living with a backdrop most only find on vacation. The open-concept main floor is bright and airy, with 9-foot ceilings and sweeping pond views from the living room that make the space feel connected to the natural landscape year-round. The balcony extends that experience outdoors, ideal for morning coffee or evening wind-downs. Upstairs, three well-proportioned bedrooms are anchored by a primary suite complete with a dual-sink vanity and a dedicated closet room. A second-floor laundry room keeps daily routines efficient and off the main living level. The full walkout basement opens directly to the pond-facing rear - unfinished and ready for your vision, whether that's a recreation room, home office, or additional living space. Quiet, private, and naturally situated, this home suits families and professionals alike who want thoughtful design without compromising on setting.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334810
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:	1,414.1 sq. ft.
Main Level Finished Area:	636 sq. ft.
Below Grade Finished Area:	535 sq. ft.

Condo Fee:	$416.36
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	1,517 sq. ft.
Lot Frontage:	18'7"
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:	Central, Natural Gas
Basement:	Full, Unfinished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Mixed, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Vinyl Plank
Cooling:	Sep. HVAC Units
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Livingston
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	NA
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Dining Room · 10'10" × 9'7" ·
Main Floor	Kitchen · 13'10" × 12'5" ·
Main Floor	Living Room · 13'5" × 11'11" ·
Upper Level	Bedroom · 10'11" × 8'5" ·
Upper Level	Bedroom · 12'9" × 9' ·
Upper Level	Laundry · 4'6" × 3'3" ·
Upper Level	Bedroom - Primary · 12'10" × 12'4" ·
Upper Level	Walk-In Closet · 7'11" × 4'6" ·

Title to Land:	Fee Simple
Community Features:	Playground, Pond, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Exterior Features:	Balcony, Lighting
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Cleared, Environmental Reserve, Lake, No Back Lane, No Neighbours Behind, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Cross Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1 d100
Listed Date:	Aug 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3125-55-lucas-way-nw-calgary-a2334810/

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