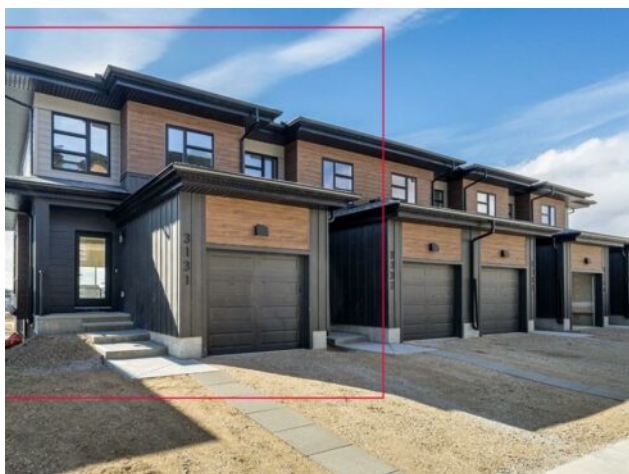


**3131, 55 Lucas Way NW**  
**Calgary, Alberta**

**MLS # A2212604**



**\$599,800**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Creek/River/Stream/Pond		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished, Walk-Out To Grade

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 275

**LLD:** -

**Zoning:** M-1

**Utilities:** -

**Inclusions:** N/A

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.