

\$265,000 - 1204, 350 Livingston Common Ne, Calgary

MLS® #A2089404

\$265,000

1 Bedroom, 1.00 Bathroom, 622 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

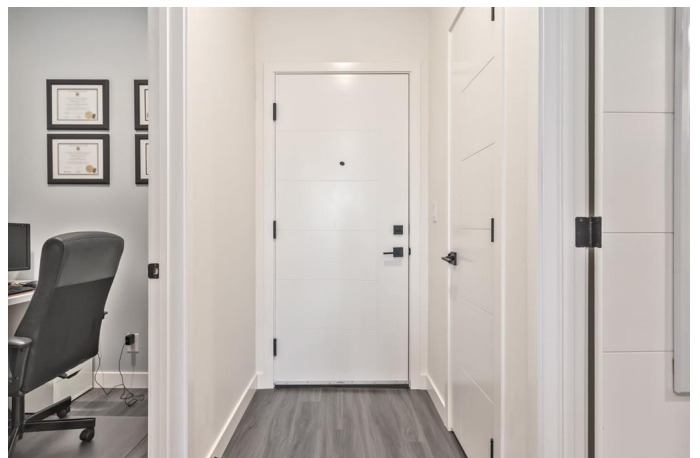
Welcome to your next home! This meticulously crafted second-floor apartment, built in 2018, offers the epitome of modern living. Step inside and be greeted by the elegance of luxury vinyl plank flooring throughout the main living space.

The kitchen is a chef's delight, featuring sleek quartz counters, ample cabinet space, and stainless steel appliances. Cooking and entertaining are a joy in this well-appointed space. Plus, there's an extra den that can be transformed into your home office or as an additional storage room, offering versatile living options to suit your lifestyle.

One of the highlights of this unit is its walk-in laundry room, making laundry day a breeze. The thoughtful design ensures you have all the convenience you need right at your fingertips.

Step outside onto your large covered balcony, a perfect spot to unwind and enjoy the fresh air. Imagine sipping your morning coffee or hosting intimate gatherings in this inviting outdoor space.

This apartment boasts the largest 1-bedroom floor plan in the building, providing you with ample space to relax and rejuvenate. And that's not all! Located just half a block away from the Livingston community centre, you'll have access to a world of recreational activities. Enjoy tennis matches, explore playgrounds, take leisurely strolls along green spaces, or simply bask in the serenity of



walking paths.

Don't miss this opportunity to live in a home that combines luxury, comfort, and convenience in one perfect package!

Built in 2018

Essential Information

MLS® #	A2089404
Price	\$265,000
Sold Price	\$262,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	622
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1204, 350 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1M5

Amenities

Amenities	Elevator(s), Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Outside, Owned, Plug-In, Stall, Titled

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Oven, Electric Stove, Garage Control(s),

	Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Boiler, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Lighting, Playground, Storage
Construction	Concrete, Mixed, Stucco

Additional Information

Date Listed	October 27th, 2023
Date Sold	November 9th, 2023
Days on Market	13
Zoning	M-2
HOA Fees	449.40
HOA Fees Freq.	ANN

Listing Details

Listing Office	ROYAL LEPAGE SOLUTIONS
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