

\$369,900 - 1115, 350 Livingston Common Ne, Calgary

MLS® #A2103605

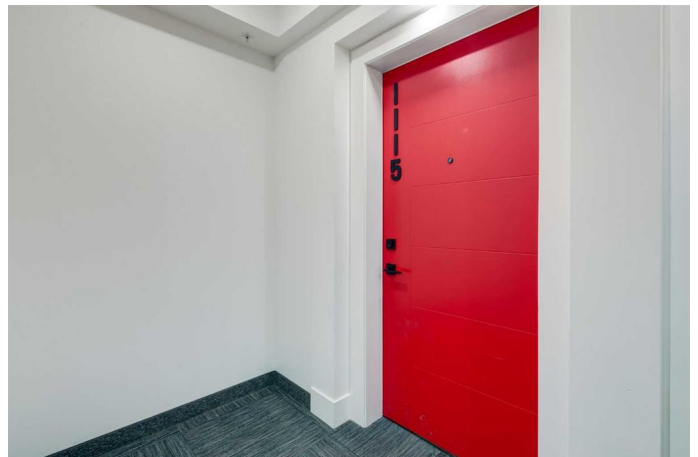
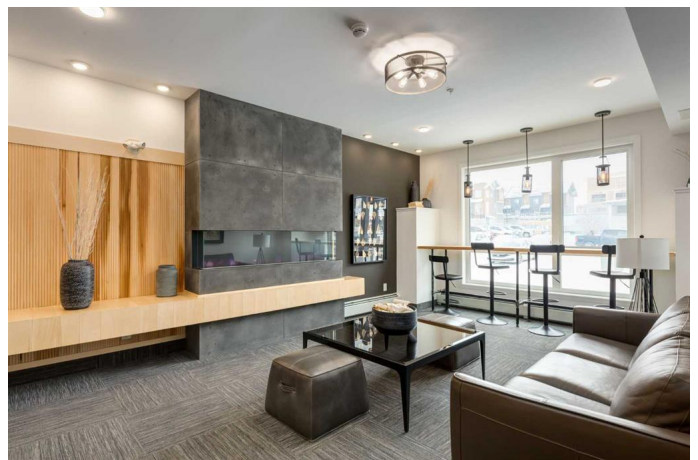
\$369,900

2 Bedroom, 2.00 Bathroom, 855 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Meet Maverick. This pet friendly building built by Homes by Avi offers an incredibly charming foyer as well as an exterior dog enclosure for when you just can't make it to Livingston's off leash dog park on those seriously cold Calgary Winter days. You'll love this turnkey 2 bedroom, 2 full bath + den main floor corner unit with its 9 foot ceilings and open concept floorplan. This well-appointed unit really feels like a home starting with its welcoming front foyer that flows into the rest of the space with sleek vinyl plank flooring running throughout the majority of it. The modern and functional kitchen features neutral full-height cabinetry, stunning quartz countertops, under cabinet lighting, tile backsplash and stainless steel appliances. Access to the super spacious, covered balcony with gas line is located just off the kitchen so you can enjoy BBQing and eating al fresco in the warmer months. The unit has SW exposures so natural light streams in through the oversized windows into the living room making it feel nice and bright throughout. The ample sized primary suite boasts a walk in closet and luxe 3 piece ensuite with quartz countertop vanity and oversized tiled shower. The second bedroom is a great size and is located next to the 4 piece bathroom that features a deep soaker tub and quartz countertop vanity. Those working from home will love the private den space, it can be used as storage or as another pantry for those not requiring an office. The



walk in laundry room makes laundry day a breeze with a stacking washer/dryer. The unit comes with a titled parking stall in the secure, heated underground parkade so there's no need to bundle up to head outside to your car. A storage locker for your seasonal decorations, sports gear and more rounds out the unit's offerings. There's even visitor parking for your guests. For those not familiar, Livingston is home to "The HUB", which is a state-of-the-art home owners association that allows you to partake in indoor and outdoor fun all year round. It features a 35,000 sq. ft. facility with 3 hockey/skating rinks, tennis courts, basketball court, gymnasium, splash park, playground, outdoor amphitheater, meeting rooms/banquet space, a fire hall and so much more. Livingston has so much to offer including programs for children, special events and a Farmers Market. Livingston is ideal for those seeking an active lifestyle, with a bike pump track and system of trails and paths that you can run, cycle or walk along throughout the community, there's even direct access to the Nose Creek pathway. This seriously fantastic location means you'll have quick access to Stoney & Deerfoot Trails which will make your commute to Downtown, the Airport a breeze. Come see why you should make the move to Maverick and become the newest residents of the amazing community of Livingston!

Built in 2018

Essential Information

MLS® #	A2103605
Price	\$369,900
Sold Price	\$360,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	855
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1115, 350 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1M5

Amenities

Amenities	Dog Run, Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Dog Run
Construction	Composite Siding, Stucco, Wood Frame

Additional Information

Date Listed	January 26th, 2024
Date Sold	April 16th, 2024
Days on Market	81

Zoning	M-2
HOA Fees	428.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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