

\$385,000 - 2101, 350 Livingston Common Ne, Calgary

MLS® #A2154460

\$385,000

2 Bedroom, 2.00 Bathroom, 891 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

OPEN HOUSE - Sat, Sept 7 @ 3pm-5pm

SPACIOUS & BRAND-NEW 2BED/2BATH CORNER UNIT IN LIVINGSTON! Welcome home to the MAVERICK - this gorgeous move-in-ready 890 SQFT condo is located in the peaceful community of Livingston and features stunning LUXURY VINYL PLANK flooring throughout, large bright windows that bring in tons of natural light and an open floor plan for you to enjoy. Your kitchen includes STAINLESS STEEL appliances, GLOSSY white subway tile backsplash & QUARTZ counters. The stand-out feature in the kitchen is the Barn door that opens to a walk-in pantry adding character and tons of storage space to keep the family organized! From here, you can also step outside on to your oversized covered private balcony with plenty of room for those Summer BBQs & that morning coffee. Inside, the spacious master bedroom is connected to a full 4pc ensuite bathroom & has an added bonus of a walk-in closet! Further in, there is another good-sized bedroom and another full 4pc bathroom for a guest, family member or roommate. A laundry and storage space can also be found in the unit which completes the space. Included with this home is a TITLED parking spot large enough to park an SUV or Truck. Also included is a STORAGE unit that would be a perfect spot to store seasonal items like bikes, tires or Christmas decorations. Residents of Livingston are members of an exclusive community centre called the Livingston Hub. The Livingston Hub



is the central gathering place for residents. It features a 35,000 sq. ft. homeowners' association with 3 skating rinks, tennis courts, basketball court, gymnasium, splash park, playground, outdoor amphitheater, meeting rooms, a temporary fire hall and more. All this wrapped up in an unbeatable location with excellent access to Stoney Trail and Deerfoot Trail! Downtown is a 23 min drive (25KM), Airport is a 15 min drive (13KM), & Banff is a 1 hr 23 min drive (131KM). If you've made it this far... It's time to get in the car and see this in person.

Built in 2024

Essential Information

MLS® #	A2154460
Price	\$385,000
Sold Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	891
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2101, 350 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1M5

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Stall, Titled

Interior

Interior Features	Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Wall Unit(s), Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Composite Siding, Stucco, Wood Frame

Additional Information

Date Listed	August 16th, 2024
Date Sold	September 12th, 2024
Days on Market	27
Zoning	M-2
HOA Fees	400.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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