

\$335,000 - 2308, 350 Livingston Common Ne, Calgary

MLS® #A2158204

\$335,000

2 Bedroom, 2.00 Bathroom, 698 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Welcome to the MAVERICK™—this stunning, move-in-ready condo is located in the tranquil community of Livingston. Officially measured at 698 sq ft for the interior living space, this bright and open 2 bed/2 bath unit also offers an additional 107 sq ft of private outdoor space on the oversized, covered balcony. This brings the total area to 748 sq ft as per the builder's specifications.

Inside, you'll find luxurious details throughout, including LUXURY VINYL PLANK flooring, large windows that flood the space with natural light, and a thoughtfully designed open floor plan. The kitchen is a chef's delight with STAINLESS STEEL appliances, GLOSSY white subway tile backsplash, QUARTZ countertops, and a functional U-shaped layout that opens to the spacious living area.

Step outside to the expansive balcony, perfect for summer BBQs or a peaceful morning coffee. Additional upgrades include an enhanced AC system for the main living area, with a rough-in already in place for an optional second unit in the master bedroom.

The master suite features a generous walk-in closet and a full 4pc ensuite bathroom. The second bedroom is ideal for guests, family, or roommates, conveniently located next to another full 4pc bathroom. The unit also includes a laundry and storage area.



This condo comes with an Underground TITLED parking spot that easily accommodates an SUV or truck, and an additional STORAGE unit, perfect for seasonal items. Enjoy the convenience of a car wash and pet wash within the building. The condo fees cover water, heat, building insurance, and reserve funds, with electricity being the only extra cost.

As a resident of Livingston, you have access to the exclusive Livingston Hub, a 35,000 sq ft homeownersâ€™ association that includes amenities like skating rinks, tennis courts, a gymnasium, splash park, playground, and more.

Call your favorite Realtor today to view this exceptional property!

Built in 2024

Essential Information

MLS® #	A2158204
Price	\$335,000
Sold Price	\$335,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	698
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2308, 350 Livingston Common Ne
Subdivision	Livingston

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1M5

Amenities

Amenities	Car Wash, Dog Run, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	Central
Cooling	Wall/Window Unit(s)
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Dog Run, Lighting, Storage
Construction	Mixed

Additional Information

Date Listed	August 16th, 2024
Date Sold	September 19th, 2024
Days on Market	34
Zoning	M-2
HOA Fees	400.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Comox Realty
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