

\$299,888 - 2312, 350 Livingston Common Ne, Calgary

MLS® #A2161892

\$299,888

1 Bedroom, 1.00 Bathroom, 618 sqft

Residential on 0.00 Acres

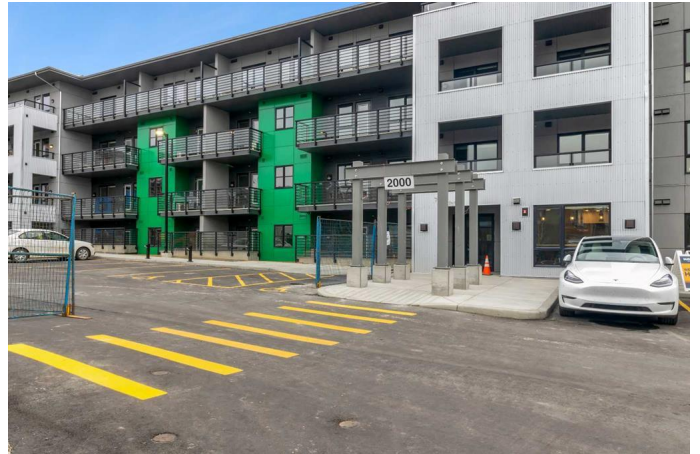
Livingston, Calgary, Alberta

Introducing a brand-new 1-bedroom, 1-bathroom condo, thoughtfully designed by the renowned Homes by Avi, celebrated for their unparalleled craftsmanship and attention to detail. Nestled on a high floor, this exquisite unit offers not only views but also exceptional value with low condo fees—making it an ideal choice for those seeking both comfort and affordability.

As you step inside, you'll immediately notice a versatile office space to your right, perfect for working from home or as a dedicated study area for children. The luxury vinyl plank flooring leads you seamlessly into the heart of the home—a stunning kitchen featuring a sophisticated white and black shaker-style design. Equipped with sleek stainless steel appliances and durable quartz countertops, this kitchen perfectly blends modern aesthetics with everyday functionality.

Located in a prime area, this condo provides easy access to essential amenities, including grocery stores, restaurants, convenience stores, and quick access to the highway, ensuring that everything you need is just moments away.

Experience the perfect combination of style, quality, and convenience in this beautifully crafted condo—an exceptional opportunity you won't want to miss!



Built in 2024

Essential Information

MLS® #	A2161892
Price	\$299,888
Sold Price	\$290,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	618
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2312, 350 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1M5

Amenities

Amenities	Elevator(s), Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

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

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Mixed, Stucco, Wood Frame

Additional Information

Date Listed	August 31st, 2024
Date Sold	September 28th, 2024
Days on Market	28
Zoning	M-2
HOA Fees	400.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
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