

\$310,000 - 3108, 350 Livingston Common Ne, Calgary

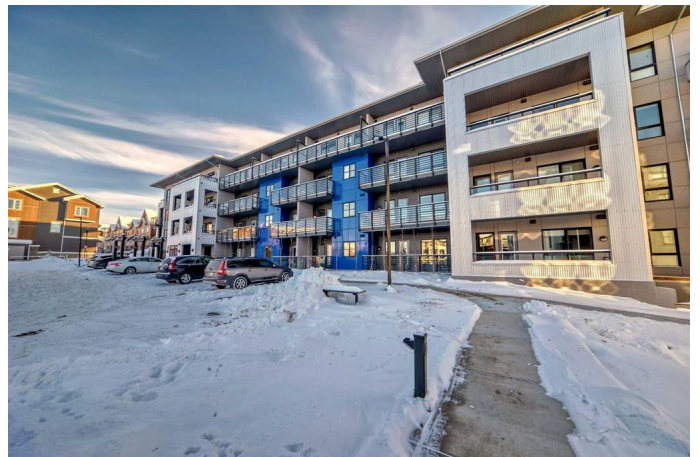
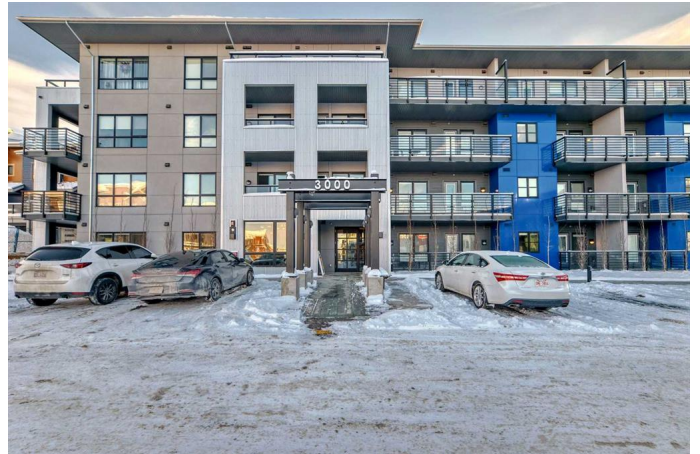
MLS® #A2191449

\$310,000

2 Bedroom, 2.00 Bathroom, 696 sqft
Residential on 0.00 Acres

Livingston, Calgary, Alberta

PRICED DROPPED! Welcome to the Maverick at Livingston. You will love this beautiful & brand new 2-bedroom condo unit nestled in one of Calgary's finest and fast-growing communities (Livingston). This unit boasts of almost 700 sq ft of beautifully developed space and as you step into the unit you will be greeted by an open and well-designed layout allowing for easy setting up of furniture. This main floor unit features beautiful luxury vinyl planks flooring, a large and bright living room with large windows allowing for plenty of natural light, a beautiful kitchen loaded with stainless-steel appliances, a good size nook, a convenience in-unit laundry, a large primary bedroom with ensuite bath and second good size bedroom, and a second 4-piece bath that completes this level. The living room overlooks a good size porch ideal for hosting friends and family. A bonus to the porch is the gas line for BBQ. This unit comes with an extra storage unit as well as a titled underground parking stall in a heated parkade that will keep your vehicle warm during those cold winter days. As a homeowner you will enjoy access to the 35000 sq.ft. Livingston Hub amenities (Splash Park, Tennis Courts, Skating Rings, Basketball, Ping pong, Board Rooms etc.) located just within a few minutes' walk from the condo. This unit's location is prime & in close proximity to the YYC Airport, shopping centres (cross Iron, Costco, Superstore, Nofrils etc.), parks, playground, major roads (Stoney TR,



Deerfoot TR, Symons Valley, 14 ST, 144 Avenue, Beddington TR, Country Hills BV), great network of bike routes and pedestrian pathways for outdoor living.
DON'T WAIT on this one!! Call your favourite realtor today and book a viewing.

Built in 2024

Essential Information

MLS® #	A2191449
Price	\$310,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	696
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

Community Information

Address	3108, 350 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1M5

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	No Animal Home, Open Floorplan, Elevator, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Playground
Construction	Wood Frame, Concrete

Additional Information

Date Listed	January 30th, 2025
Days on Market	41
Zoning	M-2
HOA Fees	206
HOA Fees Freq.	ANN

Listing Details

Listing Office	Premiere Realty Direct
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