



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**350 LIVINGSTON Common #1313, Calgary T3P1M5**

MLS® #: **A2154491**

Area: **Livingston**

Listing Date: **08/02/24**

List Price: **\$314,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2018**

Finished Floor Area

Abv Sqft: **673**

Low Sqft:

Ttl Sqft: **673**

DOM

**48**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**

Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Ceramic Tile, Vinyl**

Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, ENERGY STAR Qualified Dishwasher, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Window Coverings**  
Int Feat: **Recessed Lighting, Recreation Facilities, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>10`5" x 13`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`10" x 11`0"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Balcony</b>	<b>Main</b>	<b>19`11" x 6`9"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>10`5" x 10`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 10`0"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$423**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1812085**

Remarks

Pub Rmks: **Welcome to The Maverick at Livingston! This upgraded two-bedroom unit features stylish vinyl flooring throughout and a spacious living area with a large exterior patio facing south, offering unobstructed views. The modern kitchen boasts quartz countertops, stainless steel appliances, including a gas range, and floor-to-ceiling cabinetry for ample storage. The primary bedroom includes a walk-in closet and a private ensuite with contemporary finishes. Residents of The Maverick enjoy access to exceptional common spaces and are just a short walk from THE HUB, a community association offering exclusive amenities to Livingston residents. Additionally, there are designated areas for car washing and pet washing, exclusively for residents.**

Inclusions:  
Property Listed By: **N/A**  
**Top Producer Realty and Property Management**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









