



THE
A-TEAM

**RE/MAX
FIRST**

350 LIVINGSTON Common #2308, Calgary T3P 1M5

MLS® #: **A2158204** Area: **Livingston** Listing Date: **08/16/24** List Price: **\$335,000**
 Status: **Pending** County: **Calgary** Change: **-\$25k, 02-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2024**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **698**
 Low Sqft:
 Ttl Sqft: **698**

DOM

33

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Dog Run,Lighting,Storage**

Construction: **Mixed**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------------------------|--------------|----------------------|--------------------------|--------------|-----------------------|
| 4pc Ensuite bath | Main | 8`4" x 5`7" | Bedroom - Primary | Main | 11`10" x 9`10" |
| Walk-In Closet | Main | 6`1" x 4`1" | Balcony | Main | 16`2" x 6`7" |
| Living/Dining Room Combination | Main | 16`2" x 13`6" | Kitchen | Main | 9`7" x 8`3" |
| Bedroom | Main | 10`1" x 7`5" | Entrance | Main | 7`5" x 3`2" |
| 4pc Bathroom | Main | 8`4" x 5`7" | Laundry | Main | 5`1" x 3`5" |

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$419

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 2410645

Remarks

Pub Rmks: **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 homeowners' 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!**

Inclusions: **NONE**
Property Listed By: **Comox Realty**

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











