

350 LIVINGSTON Common #2206, Calgary T3P 1M5

MLS®#: **A2158942** Area: **Livingston** Listing Date: **08/19/24** List Price: **\$369,888**
 Status: **Active** County: **Calgary** Change: **-\$12, 03-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:

Finished Floor Area
 Abv Sqft: **807**
 Low Sqft:
 Ttl Sqft: **807**

DOM
30
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Titled,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**
 Construction: **Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		4pc Ensuite bath	Main	
Bedroom	Main	11`1" x 9`4"	Kitchen	Main	13`3" x 11`4"
Laundry	Main		Living Room	Main	11`9" x 10`2"
Bedroom - Primary	Main	15`5" x 10`7"	Walk-In Closet	Main	

Legal/Tax/Financial

Condo Fee: **\$491** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **2410645**

Remarks

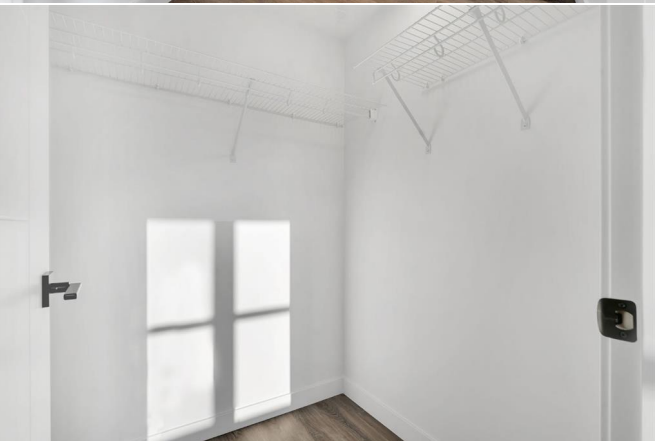
Pub Rmks: **BRAND NEW CONDO | 2 BED - 2 BATH | UNDERGROUND HEATED PARKING | AIR CONDITIONING | Welcome to the MAVERICK, a stunning brand-new condo located in the peaceful community of Livingston. It's an ideal investment opportunity or a perfect first-time home purchase. Conveniently located with easy access to the airport and Stoney Trail, this property offers both comfort and connectivity. This move-in-ready unit offers luxury vinyl plank flooring throughout, large windows that flood the space with natural light, and an open floor plan designed for modern living. This gorgeous 807 Sq.Ft. apartment features 2 bedrooms and 2 bathrooms with high-end finishes. The kitchen is equipped with stainless steel appliances, quartz countertops, and plenty of storage. The living room opens to a full-width covered balcony, perfect for relaxing or entertaining, complete with a gas line for barbecues. The bathrooms feature a tub/shower combo and tasteful design. In-suite laundry and storage add to the convenience, while titled underground heated parking ensures your vehicle is safe and secure. Living in the MAVERICK comes with exclusive access to "The Hub," a community association offering a wide range of amenities, including hockey rinks, a skateboard park, a tennis court, a gym, and more. Nearby retail services include Superstore, Costco, and CrossIron Mills Mall. This property offers stylish, low-maintenance living with easy access to both amenities and transportation. Call today to view!**

Inclusions: **None**
Property Listed By: **Real Broker**

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









2206-350 Livingston Common NE, Calgary, AB

Main Floor - Interior Area 807.40 sq ft



0 2 4

PREPARED 20/04/21

While regions are excluded from total floor area in CLUCID floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

