



THE
A-TEAM

**RE/MAX
FIRST**

350 LIVINGSTON Common #2207, Calgary T3P 1M5

MLS® #: **A2164139**

Area: **Livingston**

Listing Date: **09/14/24**

List Price: **\$259,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 23-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **542**
Low Sqft:
Ttl Sqft: **542**

DOM

67
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Courtyard**

Construction: **Composite Siding, Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **High Ceilings, Open Floorplan, Pantry, Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Eat in Kitchen	Main	13`5" x 9`10"	Living Room	Main	11`5" x 9`10"
Balcony	Main	10`6" x 6`6"	Bedroom - Primary	Main	11`1" x 10`3"
Den	Main	6`7" x 4`9"	Walk-In Closet	Main	
3pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: **\$325**

Title: **Fee Simple**

Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **1811652**

Remarks

Pub Rmks: **Ever dreamed of living in a place where the only thing between you and a fantastic new life is a simple phone call? Well, dream no more! I'm thrilled to this fabulous unit at the Maverick condos—your future one-bedroom, one-bathroom plus den sanctuary. It's like your favorite comfy chair, but with way more windows and a lot less dog hair. This place is on the second floor, which means you'll be the envy of everyone who has to haul their groceries up endless flights of stairs. With parking out front, your car will have its own VIP spot! Let's talk about the perks of living here. This unit has all the charm of a cozy hideaway with the convenience of being right off Stoney Trail. That means quick access to shopping, restaurants, and all the city fun you can handle. The Ring Road and airport are just a hop, skip, and a jump away—perfect for when you decide to spontaneously jet off to who-knows-where. The unit itself? Oh, it's a gem! I'm talking about an open-concept layout that makes you feel like you're living in an episode of a home design show. The never-ending windows bring in so much natural light, you'll need to wear sunglasses indoors (well, almost). The brand-new finishes, including vinyl plank flooring, fresh interior design, and a sleek kitchen and bath, are all there to make your life easier and a bit more fabulous. Let's not forget the oversized balcony! It's your very own outdoor retreat where you can practice your star-gazing skills or just enjoy a quiet moment with your morning coffee. In-suite laundry with a stacked washer and dryer? Check! No more lugging laundry to the laundromat like a pioneer. This opportunity is too good to pass up. If you're ready to make this charming place your new home sweet home, reach out and let's get you scheduled for a showing. Trust me, you'll want to see it in person—before someone else snaps it up!**

Inclusions: **Key Fob(s)**
Property Listed By: **CIR Realty**

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





