



THE
A-TEAM

**RE/MAX
FIRST**

350 LIVINGSTON Common #1110, Calgary T3P 1M5

MLS®#: **A2167175**

Area: **Livingston**

Listing Date: **09/19/24**

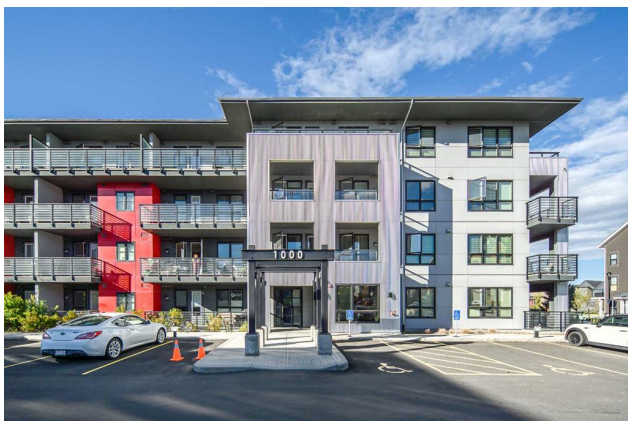
List Price: **\$248,000**

Status: **Active**

County: **Calgary**

Change: **-\$32k, 10-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,212 sqft**
Lot Shape:

Access:

Lot Feat:
Park Feat: **Stall,Titled**

Finished Floor Area

Abv Sqft: **516**
Low Sqft:
Ttl Sqft: **516**

DOM

75

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Playground**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	9`11" x 11`8"	Kitchen With Eating Area	Main	10`0" x 13`8"
Laundry	Main	6`4" x 4`4"	Bedroom - Primary	Main	11`7" x 10`1"
4pc Bathroom	Main	5`8" x 7`9"	Entrance	Main	6`1" x 9`1"

Legal/Tax/Financial

Condo Fee:
\$325

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **1812085**

Remarks

Pub Rmks: **Great Investment or first time property buyer opportunity! The location is easily accessible, with quick access to the airport and across the city via Stoney Trail. The MAVERICK building built by Homes by Avi offers trendy, maintenance-free living in the new North. This gorgeous 1-bedroom apartment has luxury vinyl plank flooring in the kitchen, which features stainless steel appliances, quartz countertops, and ample storage space. The living room provides access to a full-width covered balcony, roomy enough for a barbecue, and furniture, which could be a great spot to relax. Enjoy the convenience of in-suite laundry and storage. - it offers everything you could need. There are so many amenities in the area - hockey rinks, skate board parks, Livingston Pump Track (for kids to practice bike tricks), tennis court, indoor gym, picnic area and splash park, walking path around the ponds, off leash park. Nearby retail services include Superstore, Costco and Crossiron Mills Mall and Theatre. This community has it all! Overall, this property in Livingston is a great option for anyone looking for a stylish, low-maintenance apartment with easy access to amenities and transportation. Call TODAY to view!**

Inclusions:
Property Listed By: **N/A**
TrustPro Realty

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



