



THE
A-TEAM

**RE/MAX
FIRST**

350 LIVINGSTON Common #2214, Calgary T3P 1M5

MLS® #: **A2167589** Area: **Livingston** Listing Date: **09/20/24** List Price: **\$364,999**
 Status: **Pending** County: **Calgary** Change: **-\$5k, 21-Oct** 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: **Other**
 Park Feat: **Parkade,Stall**

Finished Floor Area

Abv Sqft: **850**
 Low Sqft:
 Ttl Sqft: **850**

DOM

92
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **See Remarks** Construction: **Concrete,Wood Frame**
 Heating: **Central** Flooring: **Other,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony,BBQ gas line,Dog Run,Other** Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Electric Range,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Elevator,No Animal Home,No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`5" x 13`5"	Living Room	Main	10`8" x 14`9"
Den	Main	6`1" x 4`8"	Laundry	Main	5`7" x 3`7"
Balcony	Main	26`2" x 6`7"	4pc Bathroom	Main	5`6" x 8`4"
4pc Ensuite bath	Main	8`3" x 5`3"	Bedroom	Main	10`6" x 9`4"
Bedroom - Primary	Main	10`6" x 11`1"	Walk-In Closet	Main	4`7" x 1`11"

Legal/Tax/Financial

Condo Fee: **\$520** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: 2410645

Remarks

Pub Rmks: **Welcome to this stunning 2-bedroom corner unit in the vibrant, up-and-coming community of Livingston! Boasting abundant natural light with large windows and a modern, open-concept layout, this condo offers the perfect blend of comfort and style. The spacious kitchen features sleek countertops, stainless steel appliances, and plenty of storage. Enjoy your morning coffee or evening sunsets on the private balcony with sweeping views of the neighborhood. Stay comfortable year-round with central A/C, perfect for those warm summer days. The primary bedroom includes a walk-through closet leading to a luxurious ensuite, while the second bedroom is perfect for guests or a cozy retreat. But that's not it - in the main living space, you have a Den equipped with outlets to be a study nook or your new home office. This unit also comes with a storage locker and titled parking! Located minutes from parks, shopping, and new community amenities, this condo is ideal for first-time buyers or investors. Don't miss your chance to own in one of Calgary's most exciting new communities!**

Inclusions: N/A
Property Listed By: Real Broker

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





