



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**350 LIVINGSTON Common #1107, Calgary T3P 1M5**

MLS® #: **A2172523**

Area: **Livingston**

Listing Date: **10/11/24**

List Price: **\$274,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:  
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **544**  
Low Sqft:  
Ttl Sqft: **544**

DOM

**41**  
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: **Baseboard**  
Sewer:  
Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
Int Feat: **Quartz Counters, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`11" x 11`1"</b>	<b>Balcony</b>	<b>Main</b>	<b>10`1" x 6`1"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>5`1" x 8`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>9`11" x 11`7"</b>
<b>Eat in Kitchen</b>	<b>Main</b>	<b>9`6" x 13`4"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`7" x 8`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`3" x 3`3"</b>	<b>Den</b>	<b>Main</b>	<b>4`9" x 6`6"</b>
<b>Entrance</b>	<b>Main</b>	<b>9`1" x 6`2"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$348

Fee Simple  
Fee Freq:  
Monthly

M-2

Legal Desc: 1812085

Remarks

Pub Rmks: **Welcome to this stunning ground floor condo in the sought-after community of Livingston! This 1-bedroom + den unit offers the perfect blend of modern living and convenience. Featuring an open-concept layout, this home boasts a spacious living area, a versatile den perfect for a home office, and a well-appointed kitchen. Included with the unit is surface parking for your convenience. Heat, water, and access to the exclusive Livingston Hub—complete with recreational facilities—are all included in the condo fees, ensuring worry-free living. Enjoy easy access to shopping, parks, and major commuter routes. Whether you're a first-time buyer or investor, this property is a fantastic opportunity in one of Calgary's newest and most vibrant 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



