



THE
A-TEAM

**RE/MAX
FIRST**

350 LIVINGSTON Common #3113, Calgary T3P 1M5

MLS® #: **A2175746**

Area: **Livingston**

Listing Date: **10/28/24**

List Price: **\$324,000**

Status: **Active**

County: **Calgary**

Change: **-\$26k, 23-Dec**

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:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **668**

Low Sqft:

Ttl Sqft: **668**

DOM

86

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**
Sewer: **Balcony,Playground**

Ext Feat: **Balcony,Playground**
Construction: **Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:
Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`3" x 10`2"	Kitchen	Main	13`7" x 10`0"
Bedroom - Primary	Main	10`11" x 10`0"	Bedroom	Main	10`1" x 9`11"
4pc Ensuite bath	Main	8`4" x 5`5"	3pc Bathroom	Main	8`2" x 5`7"
Laundry	Main	5`3" x 3`11"	Balcony	Main	19`8" x 6`6"

Legal/Tax/Financial

Condo Fee: **\$404**

Title: **Fee Simple**

Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **1811652**

Remarks

Pub Rmks: **Welcome to the Maverick condos—this stunning, move-in-ready condo is located in the tranquil community of Livingston. This beautiful two-bedroom, two-bathroom paradise that's like your favorite cozy blanket, but with far fewer crumbs. Nestled on the ground floor, this unit guarantees you'll be the grocery-carrying champion of the block. Stainless steel appliances, open layout with white kitchen cabinets. This condo offers the perfect blend of a snug hideaway and city convenience. Located just off Stoney Trail, you'll have quick access to shopping and dining galore. Need a quick getaway? The Ring Road and airport are practically begging you to hop in the car for a spontaneous adventure! Inside, prepare to be dazzled! The open-concept layout is so spacious that you might start to feel like you're living in a magazine spread. With an abundance of windows letting in natural light, The brand-new finishes, including stylish vinyl plank flooring and kitchen and bath, will have you living your best life. And don't forget the balcony—almost 20 feet of outdoor pose or simply enjoy your morning coffee. you'll feel like royalty with your stacked washer and dryer right at home. Plus, air conditioning and underground Heated parking are included, so you can beat the heat and avoid snow shoveling like a champ. This unit also offer additional storage unit. This opportunity is too good to pass up. Make this delightful spot your new home sweet home.**

Inclusions:
Property Listed By: **Royal LePage METRO**

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









