



THE
A-TEAM

**RE/MAX
FIRST**

350 LIVINGSTON Common #3211, Calgary T3P 1M5

MLS®#: **A2175756** Area: **Livingston** Listing **10/28/24** List Price: **\$259,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$10k, 28-Jan** 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:

Off Street, Stall

Finished Floor Area

Abv Sqft: **546**
 Low Sqft:
 Ttl Sqft: **546**

DOM

96
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Other**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, Courtyard, Lighting**

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`5" x 9`7"	Kitchen With Eating Area	Main	13`5" x 9`7"
Bedroom - Primary	Main	11`6" x 10`2"	4pc Bathroom	Main	
Laundry	Main		Walk-In Closet	Main	

Legal/Tax/Financial

Condo Fee: **\$303** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: 2410951

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY FEBRUARY 2 Nd. . ;12:30 to 3:00 P.M. : Stunning LARGE Kitchen with Eating Area , STAINLESS STEEL APPLIANCES accented with QUARTZ COUNTER TOP and Floor to Ceiling TALL Cabinets PLUS Floor to Ceiling Pantry Cabinet (TONS of STORAGE) .En-Suite Laundry room with additional shelves . LARGE master bedroom with WALK-IN CLOSET .Bathroom with Wall to Wall Mirror and DEEP Soaker Tub. Livingroom with access door to WALL to WALL VERY LARGE COVERED BALCONY with AIR CONDITIONING UNIT positioned at one end for maximum utilization of space and gas hook-up for BBQ. LUXURY WIDE PLANK VINYL FLOORING .TITLED Energized Parking stall #53. Underground storage unit # 25. GRAND Foyer Entry with SEPARATE FULLY FURNISHED LOUNGE AREA with FIREPLACE (VERY NICE) and SEPARATE MAIL ROOM with RAISED BAR LEDGE . This property has 1 YR & 2 Yr & 5 Yr & 10 Yr . Warranty transferable to New Owner . (Covers a LOT of Stuff). LIVINGSTON COMMUNITY has Approx. a 35,000 sq . ft. homeowner's association area with 3 skating rinks, tennis courts, basketball court, gymnasium, splash park, and much more . This complex has easy access to Stony Trail RING ROAD . Very nice property inside and out .**

Inclusions:
Property Listed By: **A/C Unit .
RE/MAX House of Real Estate**

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





