



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**350 LIVINGSTON Common #3211, Calgary T3P 1M5**

MLS®#: **A2175756**

Area: **Livingston**

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

List Price: **\$269,900**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Finished Floor Area  
Abv Sqft: **500**  
Low Sqft:  
Ttl Sqft: **500**

**Off Street, Stall**

DOM

**54**

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

Legal/Tax/Financial

Condo Fee:  
**\$303**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-2**

**Monthly**

Legal Desc: **2410951**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY DECEMBER 7 TH. 2024 ; 12:30 to 3 :00 PM. 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**





