



THE
A-TEAM

**RE/MAX
FIRST**

350 LIVINGSTON Common #1313, Calgary T3P1M5

MLS® #: **A2176666**

Area: **Livingston**

Listing Date: **11/04/24**

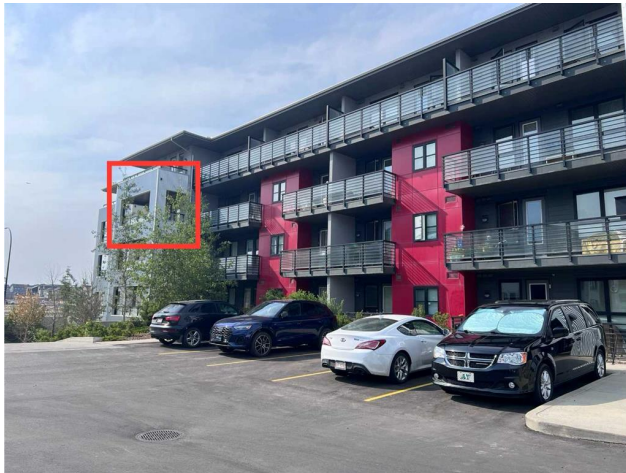
List Price: **\$306,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Residential Apartment
Calgary
2018

Finished Floor Area

Abv Sqft: **673**

Low Sqft:

Ttl Sqft: **673**

Underground

DOM

17

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Storage**

Construction:

Wood Frame

Flooring:

Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Elevator,Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	9`10" x 11`0"
Bedroom	Main	10`3" x 10`0"
Kitchen With Eating Area	Main	10`5" x 13`4"
Balcony	Main	19`11" x 6`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	
3pc Bathroom	Main	
Living Room	Main	10`5" x 10`7"

Legal/Tax/Financial

Condo Fee:
\$423

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1812085**

Remarks

Pub Rmks: **Welcome to The Maverick at Livingston! This upgraded two-bedroom unit features stylish vinyl flooring throughout and a spacious living area with a super large balcony facing south, offering unobstructed views. The modern kitchen boasts quartz counter tops, stainless steel appliances, including a gas range, upgrade over-the-range hood fan, and floor-to-ceiling cabinetry for ample storage. The primary bedroom includes a walk-in closet and a private en-suite with contemporary finishes. Residents of The Maverick enjoy access to exceptional common spaces and are just a short walk from THE HUB, a community association offering exclusive amenities to Livingston residents. Additionally, there are designated areas for car washing and pet washing, exclusively for residents.**

Inclusions: **None**
Property Listed By: **Top Producer Realty and Property Management**

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



