

**350 LIVINGSTON Common #3406, Calgary T3P 1M5**

MLS® #: **A2177409** Area: **Livingston** Listing Date: **11/06/24** List Price: **\$395,000**  
 Status: **Active** County: **Calgary** Change: **-\$4k, 14-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

DOM

**14**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Finished Floor Area  
 Abv Sqft: **916**  
 Low Sqft:  
 Ttl Sqft: **916**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Secured,Stall,Titled,Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Aluminum Siding ,Composite Siding,Other,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`4" x 11`6"	Kitchen	Main	12`1" x 8`4"
Bedroom - Primary	Main	11`2" x 10`8"	Walk-In Closet	Main	9`0" x 7`3"
4pc Ensuite bath	Main	8`3" x 5`6"	Bedroom	Main	11`1" x 10`7"
4pc Bathroom	Main	8`3" x 5`7"	Laundry	Main	13`0" x 7`3"
Balcony	Main	36`0" x 5`4"			

Legal/Tax/Financial

Condo Fee: **\$541** Title: **Fee Simple** Zoning: **M-2**  
 Fee Freq:

Monthly

Legal Desc: 2410951

Remarks

Pub Rmks: Experience the luxury living in this immaculate 916 sq. ft. top-floor condo, where sophistication meets comfort. Bathed in natural light from its southern exposure, this apartment offers soaring 10-foot ceilings that accentuate the spacious layout, while the open-concept living and dining areas flow seamlessly to an expansive balcony—perfect for stylish entertaining or relaxing under the sky. This remarkable fourth-floor home boasts two generous bedrooms, thoughtfully positioned on opposite sides for maximum privacy. The primary suite is an elegant retreat, featuring a luxurious en-suite bathroom and massive corner walk-in closet. The flexible laundry room offers endless possibilities, whether you need a creative studio, additional storage, or a spacious walk-in pantry. For ultimate convenience, enjoy the security of heated underground titled parking, car wash and an extra storage unit. As a resident, you gain exclusive access to the 35,000 sq. ft. Livingston Hub—the social heart of the community. With three skating rinks, tennis and basketball courts, a gymnasium, splash park, playground, outdoor amphitheater, meeting rooms, and even a temporary fire hall, this vibrant hub truly brings neighbours together. Perfectly situated with effortless access to Stoney Trail and Deerfoot Trail, Livingston seamlessly combines prime location with a vibrant sense of community.

Inclusions: N/A  
Property Listed By: Town Residential

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









