



THE
A-TEAM

**RE/MAX
FIRST**

350 LIVINGSTON Common #2206, Calgary T3P 1M5

MLS® #: **A2177911**

Area: **Livingston**

Listing Date: **11/06/24**

List Price: **\$349,499**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **804**

Low Sqft:

Ttl Sqft: **804**

DOM

14

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony,Storage**

Construction:

Concrete,Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer

Int Feat:

Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	15`6" x 10`6"
Laundry	Main	5`9" x 8`3"
Kitchen	Main	13`6" x 11`2"
4pc Ensuite bath	Main	8`4" x 5`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`1" x 9`5"
Living Room	Main	11`6" x 10`2"
4pc Bathroom	Main	7`0" x 8`3"
Walk-In Closet	Main	9`1" x 10`8"

Legal/Tax/Financial

Condo Fee:
\$491

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2410645**

Remarks

Pub Rmks: **This beautiful and cozy 2-bedroom, 2-bathroom apartment in the Maverick complex in Livingston offers a perfect blend of comfort and convenience. The master bedroom features a huge walk-in closet and a private ensuite, while the second bedroom is ideal for guests or a home office. The open-concept living area flows seamlessly onto a full-width covered balcony, perfect for relaxing or entertaining, complete with a gas line for barbecues. The bathrooms are elegantly designed with a tub/shower combo. Additional highlights include in-suite laundry, assigned underground storage, and titled underground heated parking, ensuring your vehicle stays safe and secure year-round (no snow removal needed!). The vibrant community boasts a 35,000 sq. ft. central gathering place with amazing amenities like a banquet room, playground, spray park, outdoor skating rinks, tennis courts, and much more. This is the ideal home for those looking to enjoy both cozy living and an active, connected lifestyle in one of Calgary's most desirable neighborhoods.**

Inclusions: **None**
Property Listed By: **Executive Real Estate Services**

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







