



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**350 LIVINGSTON Common #1201, Calgary T3P 1M5**

MLS® #: **A2178278**

Area: **Livingston**

Listing Date: **11/15/24**

List Price: **\$364,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **886**  
Low Sqft:  
Ttl Sqft: **886**

**Titled, Underground**

DOM

**36**  
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, BBQ gas line, Dog Run**

Construction: **Composite Siding, Stucco, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Open Floorplan, Walk-In Closet(s)**  
Utilities:

Room Information

| Room                    | Level       | Dimensions            |
|-------------------------|-------------|-----------------------|
| <b>Kitchen</b>          | <b>Main</b> | <b>13`5" x 13`2"</b>  |
| <b>Living Room</b>      | <b>Main</b> | <b>13`6" x 10`10"</b> |
| <b>Bedroom</b>          | <b>Main</b> | <b>11`9" x 9`6"</b>   |
| <b>3pc Ensuite bath</b> | <b>Main</b> | <b>8`4" x 5`8"</b>    |
| <b>Balcony</b>          | <b>Main</b> | <b>27`6" x 7`0"</b>   |

| Room                     | Level       | Dimensions           |
|--------------------------|-------------|----------------------|
| <b>Den</b>               | <b>Main</b> | <b>6`4" x 5`8"</b>   |
| <b>Bedroom - Primary</b> | <b>Main</b> | <b>12`0" x 11`0"</b> |
| <b>4pc Bathroom</b>      | <b>Main</b> | <b>8`3" x 5`3"</b>   |
| <b>Laundry</b>           | <b>Main</b> | <b>5`8" x 3`4"</b>   |
| <b>Foyer</b>             | <b>Main</b> | <b>12`9" x 3`10"</b> |

Legal/Tax/Financial

Condo Fee:  
**\$552**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-2**

Legal Desc: **1812085**

Remarks

Pub Rmks: **Discover modern living in this stunning corner unit 2 bedroom, 2 bathroom condo with a versatile den, located in the sought-after community of Livingston. The open-concept layout is bright and inviting, with large windows that fill the space with natural light. The kitchen is a chef's dream, featuring stainless steel appliances, quartz countertops, and under-cabinet lighting, perfect for cooking and entertaining. Off the spacious living area is a large deck with a gas line for your BBQ, making it ideal for hosting friends and enjoying the outdoors. The primary bedroom is a true retreat, offering generous space, a beautiful ensuite, and a walk-in closet. The second bedroom is also spacious and conveniently located near the additional full bathroom, making it great for family or guests. The den adds extra flexibility, whether you need a home office, study, or children's room. This unit also includes the convenience of an in-suite laundry room, air conditioning, a titled parking stall in the heated underground parkade, an extra storage unit for your belongings, and access to a car and dog wash. Animal lovers will appreciate the fenced off-leash dog area located just steps from the front entrance, making this home perfect for you and your furry friends. As a resident of Livingston, you gain access to the impressive 35,000 sq. ft. Livingston Hub, a central community space offering a gymnasium, outdoor skating rinks, tennis and basketball courts, playgrounds, and a splash park. The Hub also features meeting rooms, event spaces, and areas for relaxation, making it a vibrant gathering place for all ages. Beyond this, the community boasts extensive parks, pathways, and green spaces to enhance your outdoor lifestyle. This condo offers a blend of comfort, style, and convenience in a dynamic and welcoming neighborhood. Don't miss your opportunity to call it home!**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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

















