



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: **Active**      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: **Titled, Underground**

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

DOM

**5**  
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	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 13`2"</b>	<b>Den</b>	<b>Main</b>	<b>6`4" x 5`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`6" x 10`10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 11`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`9" x 9`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 5`3"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`4" x 5`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`8" x 3`4"</b>
<b>Balcony</b>	<b>Main</b>	<b>27`6" x 7`0"</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**

















