



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**350 LIVINGSTON Common #3102, Calgary T3P 1M5**

MLS® #: **A2178981**      Area: **Livingston**      Listing Date: **12/17/24**      List Price: **\$359,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **881**  
 Low Sqft:  
 Ttl Sqft: **881**

DOM

**4**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Open Floorplan,Pantry,Quartz Counters**

Room Information

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

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$534

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1811652

Remarks

Pub Rmks: **BRAND NEW - BRIGHT AND PRIVATE - MAIN FLOOR CORNER UNIT 2 BED/2 BATH + DEN - BUILDING THREE - Welcome to Livingston's Maverick condos—a home that's ready to match your every mood, from "let's entertain" to "leave me alone, I'm recharging." This bright and stylish main-floor corner unit has 2 bedrooms, 2 bathrooms, and a handy den that could double as an office, craft room, or secret nap zone (your call). Natural light floods in through giant windows, highlighting the open-concept layout, sleek vinyl plank flooring, and a kitchen so good-looking it might just make you start cooking more often. Built by Homes by Avi, this space is all about clean lines, smart design, and giving you room to be you. Outside, there's a patio so big you'll wonder if it needs its own postal code. Morning coffee? Evening cocktails? Yoga with the sunrise? You've got options. Plus, there's in-suite laundry (because laundromats are overrated), a designated storage space for all your "just in case" stuff, and titled UNDERGROUND parking to keep your car happy. Livingston's location, just off Stoney Trail, means you're close to everything—shopping, dining, and quick escapes when the city buzz gets too loud. Whether you're out exploring or staying in to binge-watch your favorite show, this home is ready for whatever you've got planned. Immediate possession means no waiting—just jump in and start living life your way. Schedule a showing today and see how this corner unit fits into your story. It's about time, don't you think?**

Inclusions: N/A  
Property Listed By: CIR Realty

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





