



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**350 LIVINGSTON Common #2105, Calgary T3P 1M5**

MLS® #: **A2183367**

Area: **Livingston**

Listing Date: **12/19/24**

List Price: **\$249,900**

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:

Finished Floor Area  
Abv Sqft: **516**  
Low Sqft:  
Ttl Sqft: **516**

**Stall,Titled**

DOM

**2**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 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: **Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Open Floorplan,Pantry,Quartz Counters**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Laundry</b>	<b>Main</b>		<b>3pc Bathroom</b>	<b>Main</b>	
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>9`11" x 13`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>9`11" x 11`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 10`4"</b>	<b>Walk-In Closet</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$303**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-2**

Monthly

Legal Desc: 2410645

Remarks

Pub Rmks: **Welcome to the Maverick condos in Livingston—your perfect home base for whatever vibe you're feeling, whether it's hosting friends or enjoying some much-needed solo time. This bright and stylish main-floor unit is ideal for first-time buyers, featuring 1 bedroom and 1 bathroom layout. The huge windows let in tons of natural light, highlighting the open-concept layout, sleek vinyl plank flooring, and a kitchen that's all about style and function - it might just inspire you to cook more often. Built by Homes by Avi, this place is all about clean, modern design and maximizing space. Outside, the patio is massive—perfect for chilling with coffee in the morning, drinks at sunset, or even a little sunrise yoga. Did we mention this great unit even comes with your own air conditioner to live in comfort all year round? Plus, there's in-suite laundry, a designated storage spot for your extra stuff, and titled surface parking so your car stays happy. With Stoney Trail just minutes away, you're super close to shopping, dining, and quick escapes when you need a break from the hustle. Whether you're out exploring or binge-watching your favorite shows, this place is ready to roll with whatever you've got planned. Immediate possession means no waiting—just move in and start living. Schedule a showing today and see if this is the perfect spot for your next chapter. It's time to make it yours!**

Inclusions: N/A  
Property Listed By: CIR Realty

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









**MAVERICK**  
CONDOMINIUMS

**A1**  
1 BED | 1 BATH

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