

350 LIVINGSTON Common #2105, Calgary T3P 1M5

MLS®#:	A2183367	Area:	Livingston	Listing	12/19/24	List Price: \$249,900
Status:	Pending	County:	Calgary	Date: Change:	None	Association: Fort McMurray



General Information				DOM	
Prop Type:	Residential			34	
Sub Type:	Apartment			Layout	
City/Town:	Calgary	Finished Floor Ar	ea	Beds:	1(1)
Year Built:	2024	Abv Sqft:	516	Baths:	1.0 (1 0)
Lot Information		Low Sqft:		Style:	Low-Rise(1-4)
Lot Sz Ar:		Ttl Sqft:	516		
Lot Shape:				<u>Parking</u> Ttl Park: Garage Sz:	1
Access: Lot Feat: Park Feat:	Stall,Titled				

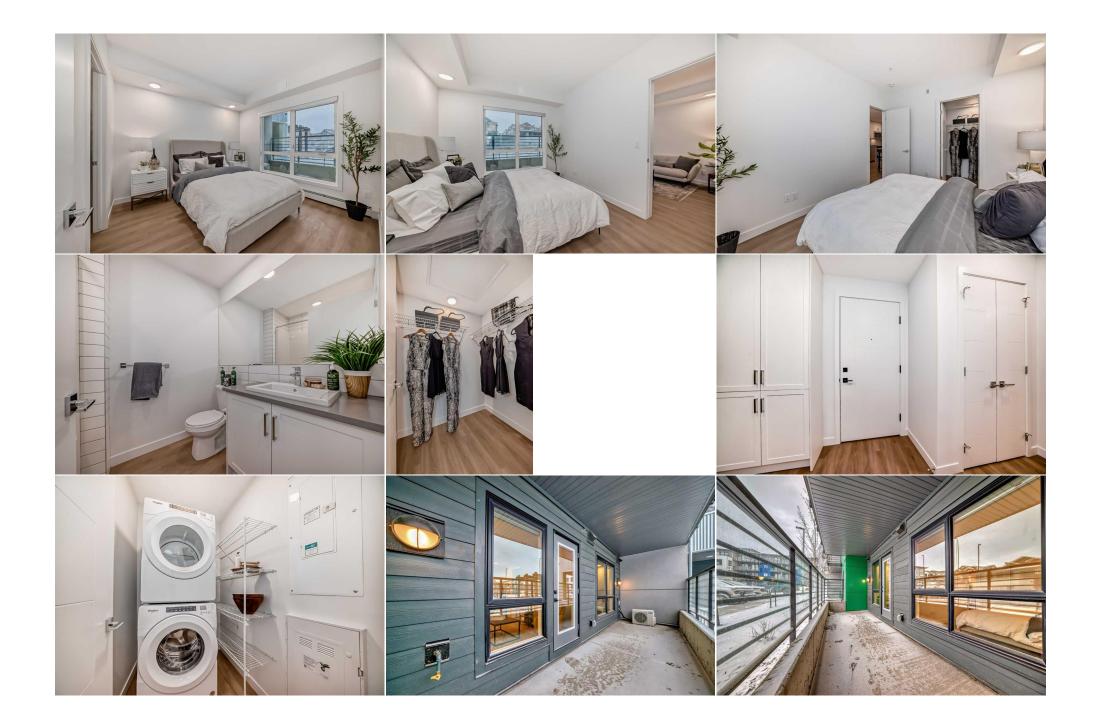
Utilities and Features

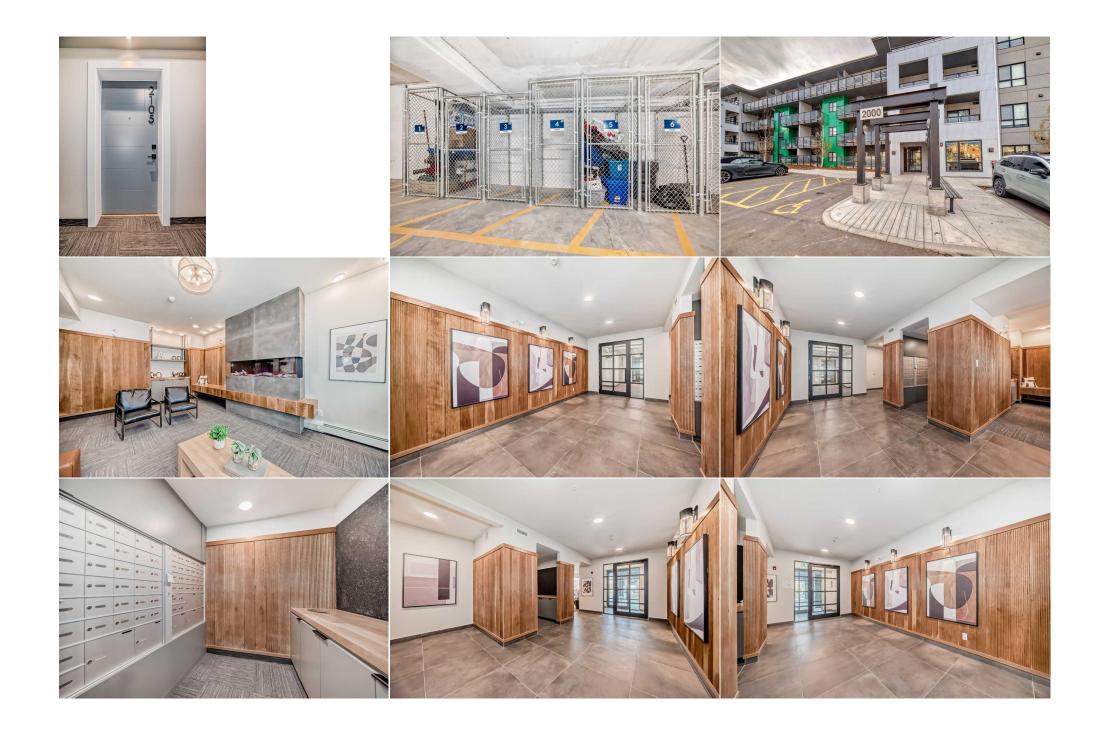
Roof: Heating: Sewer: Ext Feat:	Baseboard Courtyard			Construction: Composite Siding,Wood Flooring: Vinyl Plank Water Source:	d Frame					
		water Source: Fnd/Bsmt:								
Kitchen Appl: Int Feat: Utilities:		Dishwasher,Dryer,Electric Oven,Microwave,Microwave Hood Fan,Refrigerator,Washer Open Floorplan,Pantry,Quartz Counters								
		Room Information								
Room		Level	Dimensions	Room	Level	Dimensions				
Laundry		Main		3pc Bathroom	Main					
Kitchen With	h Eating Area	Main	9`11" x 13`5"	Living Room	Main	9`11" x 11`5"				
Bedroom - Primary		Main 11`6" x 10`4"	Walk-In Closet	Main						
				Legal/Tax/Financial						
Condo Fee: \$303			Title: Fee Simple Fee Freg:		Zoning: M-2					

Legal Desc:	Monthly 2410645
	Remarks
Pub Rmks: Inclusions:	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! AC Unit
Property Listed By:	CIR Realty

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













A1 1 BED 1 BATH
PATDO/BALCONY 138 SQ FT

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