



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**350 LIVINGSTON Common #2113, Calgary T3P 1M5**

MLS® #: **A2183504**

Area: **Livingston**

Listing Date: **12/13/24**

List Price: **\$310,000**

Status: **Active**

County: **Calgary**

Change: **-\$29k, 21-Feb**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **672**  
Low Sqft:  
Ttl Sqft: **672**

DOM

**131**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat:  
Utilities: **See Remarks**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>4`2" x 6`9"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>9`10" x 13`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`3" x 10`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`10" x 10`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 10`0"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`11" x 5`3"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$404**

Title:  
**Fee Simple**

Zoning:  
**M-2**

Legal Desc:	2410645	Fee Freq: Monthly	Remarks
Pub Rmks:	<p><b>Welcome To Your New Home Or Investment Opportunity At Maverick, A Pet Friendly Building By Homes By Avi! Greeted By A Pleasantly Designed Main Foyer You Will Be Enchanted With Your New Condo Complete With Heated, Titled Underground Parking And Storage Cage. With 2 Generous Bedrooms And Spa-Like Bathrooms, This Is The Perfect Condo In The City. Your Kitchen Features Full-Height Cabinetry, Vinyl Plank Flooring, Quarts Countertops And Stainless Steel Appliances. The Primary Bedroom Is Complete With A 4-Piece Ensuite. Livingston Is A Tremendously Up And Coming Community And For Those Not Familiar, Livingston is home to "The HUB", A State-Of-The-Art Home Owners Association Allowing Home Owners To Partake In Indoor And Outdoor Fun Year Round. It Features A 35,000 sq. ft. Facility With 3 Hockey/Skating Rinks, Tennis Courts, Basketball Court, Gymnasium, Splash Park, Playground, Outdoor Amphitheater, Meeting Rooms/Banquet Space, Fire Hall And So Much More. Livingston is ideal for those seeking an active lifestyle, with a bike pump track and trails and paths that you can run, cycle or walk along throughout the community. With Sensational Access To Stoney Trail (Ring Road) and Deerfoot Trail, Your Trips Out To The Mountains, Downtown And International Airport Are A Breeze! Book A Showing TODAY And See What All The Buzz Is About! Welcome Home To The Maverick In Livingston.</b></p>		
Inclusions:	N/A		
Property Listed By:	RE/MAX House of Real Estate		

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







