



THE
A-TEAM

**RE/MAX
FIRST**

350 LIVINGSTON Common #1308, Calgary T3P 1M5

MLS®#: **A2183592**

Area: **Livingston**

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

List Price: **\$338,900**

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:

Finished Floor Area

Abv Sqft: **700**
Low Sqft:
Ttl Sqft: **700**

DOM

34
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street,Stall,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`2" x 13`3"	Kitchen	Main	8`3" x 5`2"
Bedroom - Primary	Main	10`1" x 11`9"	Bedroom	Main	10`1" x 7`4"
Laundry	Main	3`5" x 5`2"	3pc Ensuite bath	Main	5`8" x 8`3"
4pc Bathroom	Main	8`1" x 5`6"	Balcony	Main	16`8" x 6`3"

Legal/Tax/Financial

Condo Fee:
\$446

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **1812085**

Remarks

Pub Rmks: **This beautiful 2-Bedroom, 2 Full-bath Condo offers modern living with added convenience available for quick possession. Features Two titled parking stalls—one heated underground and one surface stall—it's perfect for your vehicle and your guest or simply rent one out. The kitchen is equipped with sleek stainless steel appliances and elegant quartz countertops. Throughout the home, you'll find durable and stylish luxury vinyl plank (LVP) flooring. The primary bedroom boasts a 3-piece ensuite and a walk-in closet, offering both privacy and ample storage. A dedicated in-suite laundry room adds to the convenience. There's also a common 4-piece bath for guests or additional use. Livingston is a community that emphasizes convenience and active living, offering its residents access to various amenities through mandatory membership in the homeowners' association. Th "The Hub of Livingston," a 35,000 sq. ft. facility that includes three skating rinks, tennis courts, a basketball court, gymnasium, splash park, playground, outdoor amphitheater, and meeting rooms. This facility serves as a vibrant center for both indoor and outdoor activities, catering to summer and winter events. Convenient transportation access with quick routes to Stony Trail, Deerfoot Trail, and proximity to the airport, making it an attractive option for residents who seek an active lifestyle with easy connectivity. If you're interested in experiencing the vibrant Livingston community and exploring all that The Hub has to offer, Don't miss out—Book your showing today!**

Inclusions: **TV. Mounting Brackets in the living Room, Portable Air Condition unit (Working -As is Condition)**

Property Listed By: **First Place Realty**

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







