



THE
A-TEAM

**RE/MAX
FIRST**

350 LIVINGSTON Common #2109, Calgary T3P 1M5

MLS® #: **A2192437** Area: **Livingston** Listing Date: **02/07/25** List Price: **\$259,900**
 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**

Finished Floor Area

Abv Sqft: **542**
 Low Sqft:
 Ttl Sqft: **542**

DOM

15
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Electric**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Composite Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`11" x 9`10"	Kitchen With Eating Area	Main	13`10" x 9`6"
Bedroom - Primary	Main	11`1" x 10`0"	Walk-In Closet	Main	8`5" x 5`0"
Foyer	Main	6`0" x 4`2"	4pc Bathroom	Main	7`9" x 5`7"

Legal/Tax/Financial

Condo Fee: **\$325** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: 2410645

Remarks

Pub Rmks: **Welcome to the MAVERICK! Discover this brand-new 1-bedroom+den, 1-bathroom condo, crafted by Homes by Avi, known for their unmatched quality and attention to detail. This unit offers incredible value with low condo fees, making it a perfect choice for anyone seeking comfort and affordability. Upon entering, you'll find a versatile office space, ideal for remote work. The luxury vinyl plank flooring flows throughout the open layout, guiding you into the heart of the home—a modern kitchen adorned with sleek grey cabinetry, stainless steel appliances, and durable quartz countertops, combining both style and function. The bright living room, with natural light coming from large windows, opens to a balcony that's perfect for outdoor dining and entertaining. The bedroom easily fits a king-sized bed and includes a walk-in closet for ample storage. Additional features include surface parking and an A/C wall unit. Residents enjoy exclusive access to the Livingston Hub, a vibrant 35,000 sq. ft. community center featuring three skating rinks, tennis and basketball courts, a gymnasium, splash park, playground, outdoor amphitheater, meeting rooms, a temporary fire hall, and more. This unbeatable location also offers quick access to major routes like Stoney Trail and Deerfoot Trail. Downtown is just a 20-minute drive, while the airport is only 15 minutes away. Nearby amenities include Superstore, Costco, and CrossIron Mills Mall. Experience the perfect blend of style, quality, and convenience in this beautifully designed condo.**

Inclusions: n/a
Property Listed By: **Century 21 Bamber Realty LTD.**

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





