



THE
A-TEAM

**RE/MAX
FIRST**

350 LIVINGSTON Common #1206, Calgary T3P1M5

MLS®#: **A2193578**

Area: **Livingston**

Listing Date: **02/18/25**

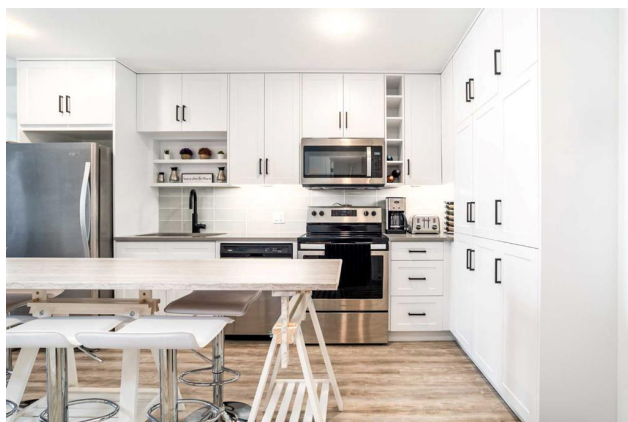
List Price: **\$359,900**

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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **805**
Low Sqft:
Ttl Sqft: **805**

Parkade, Titled

DOM

4

Layout

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

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|---------------|--------------------------|-------|---------------|
| Bedroom | Main | 9`5" x 11`2" | 4pc Bathroom | Main | 8`4" x 6`8" |
| Bedroom - Primary | Main | 10`2" x 15`5" | 3pc Ensuite bath | Main | 8`4" x 5`7" |
| Living Room | Main | 10`2" x 12`9" | Kitchen With Eating Area | Main | 11`2" x 12`3" |

Legal/Tax/Financial

Condo Fee:
\$506

Title: **Fee Simple**
Fee Freq:

Zoning: **M-2**

Monthly

Legal Desc: 1812085

Remarks

Pub Rmks: **Welcome to this beautiful 2-bedroom, 2-bathroom condo located in the vibrant community of Livingston in Calgary. This modern unit boasts trendy vinyl plank flooring, stylish light fixtures, and in-unit laundry for added convenience. The spacious layout is complemented by underground titled parking, providing both comfort and security. Situated near the Calgary International Airport, CrossIron Mills Mall, and with easy access to Stoney Trail, Deerfoot Trail, and the City Centre, this home is perfect for those who want to enjoy both convenience and urban living. Living in Livingston means having access to the community's incredible amenities, including three skating rinks, tennis and basketball courts, a gymnasium, a splash park, playgrounds, and much more. This unit comes fully furnished, and all furniture is available for sale, making it easy for you to move in and start enjoying your new space immediately. The property is vacant and available for immediate possession. Don't miss out on the chance to make this wonderful condo your new home!**

Inclusions: **Custom built Kitchen island w/chairs**
Property Listed By: **Diamond Realty & Associates LTD.**

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





