



THE
A-TEAM

**RE/MAX
FIRST**

350 LIVINGSTON Common #3108, Calgary T3P1M5

MLS® #: **A2205639**

Area: **Livingston**

Listing Date: **03/25/25**

List Price: **\$295,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **695**

Low Sqft:

Ttl Sqft: **695**

DOM

11

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Titled,Underground

Utilities and Features

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

Construction: **Concrete,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Open Floorplan,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$431

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **2410951**

Remarks

Pub Rmks: **Exceptional value awaits at The Maverick in Livingston! This beautifully designed, brand-new 2-bedroom condo is positioned to move quickly—don't miss your chance to own in one of Calgary's most desirable communities. Step inside to discover nearly 700 sq ft of thoughtfully developed space, featuring luxury vinyl plank flooring and a bright, open layout perfect for effortless living. The stylish kitchen is equipped with stainless steel appliances and ample cabinetry, while the living room's large windows fill the space with natural light. Step out to your private porch—ideal for entertaining or relaxing—with a convenient gas line for your BBQ. The primary bedroom boasts an ensuite bath, complemented by a second spacious bedroom and an additional 4-piece bath. Enjoy the ease of in-unit laundry, extra storage, and a titled underground parking stall in the heated parkade—keeping your vehicle warm during Calgary's chilly winters. Residents of The Maverick also gain access to the impressive 35,000 sq ft Livingston Hub amenities—featuring a splash park, tennis courts, skating rinks, basketball, ping pong, board rooms, and more—just minutes from your door. The location is unbeatable, offering quick access to the YYC Airport, CrossIron Mills, Costco, Superstore, and major roadways, plus extensive bike routes and pedestrian pathways. This is your opportunity to own a move-in-ready home with unbeatable value—call your favourite realtor today to schedule a viewing before it's gone!**

Inclusions: **None**
Property Listed By: **Gravity Realty Group**

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







