



**GRASSROOTS**  
REALTY GROUP

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1408, 350 Livingston Common NE  
Calgary, Alberta

MLS # A2236132



**\$249,900**

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	512 sq.ft.	Age:	2018 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 325
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Storage		

Inclusions: N/A

Stop renting and own your own affordable condo! Welcome to this 1 bed, 1 bath condo located on the Top Floor, boasting an oversized balcony on the quiet side of the building offering residential views. This prestigious condo offers newer finishings and upgrades including quartz counters, S/S appliances, floor to ceiling cabinets, laminate flooring and carpet. This great unit includes a stacking washer and dryer and some in suite storage. This is a secure building with titled above ground parking and assigned storage in the parking garage (locker #24). Prime location gives you quick access to Stoney Trail, the airport, ring road, shopping and restaurants. This property is great for an investor, first time buyer or someone looking to get out of the rental market.