



GRASSROOTS
REALTY GROUP

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1215, 350 Livingston Common NE
Calgary, Alberta

MLS # A2237021



\$389,900

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	855 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 485
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Bedroom(s) attached cabinets

**** OUCH ALERT: "2" Hot To Handle Price - \$389,900 ** WOW **** Sunny south-facing balcony views and located in the highly sought-after community of Livingston, you will discover a lovely, upgraded, bright, and beautiful 2-bedroom, 2-bath plus 2nd floor model with 2-parking stalls - Immediate Possession!! This home is located in the Maverick's building, ideally within walking distance to terrific amenities outside your door - Live healthy with an unrivaled community experience, from work to working out, dining to shopping, studying to a movie night. New urbanity, Livingston reflects the values of the people who choose to live, work, play, learn, settle & thrive. Livingston Community membership benefits include access to the Livingston Hub, park, and facility, including a banquet hall, splash park, skating, tennis, badminton, and gym facilities. Bonus: MOVE IN NOW! RARE 2 titled parking, 26.5' x 6.1' balcony with glass railing. Value Added features – Check and Compare; 855 RMS sq. ft. of living space. Nice and cozy extras... modern white-painted casings, doors, and baseboards, convenient laundry with storage and a stacked washer/dryer. Upgraded shaker white Maple Kitchen cabinets doors with tall uppers + cabinets + lots of countertop space, dual basin stainless steel sink, full height tile backsplash, pull-out kitchen faucet, pantry room with more storage & freezer. Enjoy all that Maverick offers with a modern home that reflects fantastic value! With quick access to Country Hills BLVD, Stony Trail, and Deerfoot, this home is an ideal choice—a small, Pet-Friendly Complex with Board Approval. Call your friendly REALTOR(R) 2 book a viewing!