

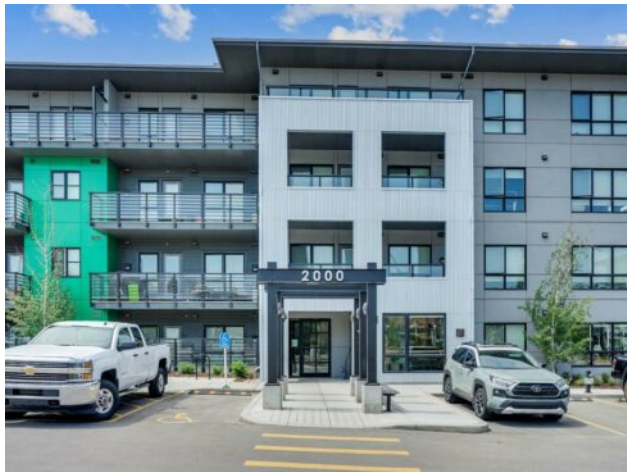


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2113, 350 Livingston Common
Calgary, Alberta

MLS # A2237786



\$298,000

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	673 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 423
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N.A

Where Comfort Meets Community Living Whether you're a first-time buyer, downsizing, or looking for a smart investment, this stylish ground-floor unit checks every box. Featuring 2 spacious bedrooms, 2 full bathrooms, and ample in-suite storage, this brand new home in the sought-after community of Livingston offers both comfort and functionality in one unique package. Step into a bright, open-concept living space designed for convenience and connection. The sleek kitchen flows seamlessly into the living area, perfect for entertaining or quiet evenings at home. Get creative with high-end finishes that add a touch of elegance and transform the space into your perfect home. Nestled in a vibrant, growing neighbourhood, you'll enjoy easy access to Stoney Trail, making commuting or weekend getaways a breeze. But you may not want to leave – Livingston is a community built for lifestyle. Learn to play tennis, skate at the local hockey rink, or cool off with the kids at the splash park – all just 3 minutes away. This is more than just a home. It's your entry into a balanced lifestyle filled with nature, recreation, and convenience. Don't miss your opportunity to be part of one of Calgary's most exciting new communities.