



GRASSROOTS
REALTY GROUP

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**2314, 350 Livingston Common NE
Calgary, Alberta**

MLS # A2240622



\$349,900

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Crown Molding, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: none

PRICED TO SELL!!! Unit is tenant occupied as of Sept 1 - Buyers/Investors must be willing to accept the one-year tenant. Welcome to the Maverick in Livingston. This Beautiful MODERN, STYLISH 858 square foot, 3rd FLOOR, UPGRADED, CORNER UNIT will be sure to impress! 2 Bedrooms and 2 Full Bathrooms, plus a DEN. You are welcomed by a bright and spacious entry way, with a nicely sized LAUNDRY room with Shelving for linens. Entering into the main living space, there is an abundance of LIGHT FLOODING IN through the South and West windows. This is a CORNER unit with windows on two sides so both bedrooms have bright windows! Step out on to the large, PRIVATE BALCONY (23 feet long) and see for miles in all directions – Expansive views all the way to downtown Calgary. The Kitchen, Dining Room and Living Room are all one nice, open space. Kitchen has shaker style, ceiling height cabinets with crown moulding – all cabinets and drawers are soft-close - tile backsplash and Caesarstone Quartz countertops. Stainless Steel, Whirlpool brand appliances. The well sized Primary Bedroom has a walk-in closet and a full, 4-piece bathroom with deep soaker tub. There is a convenient DEN with a sleek, barn door design so you can slide it closed and “leave work behind”. The second bedroom is located near the other full, 4-piece bathroom (ask your Realtor for the floor plan layout). Other features of the condo include luxury vinyl plank flooring, knockdown ceilings, AIR CONDITIONING, LED lighting, light filtering roller blinds, closet shelving. The building itself is quite impressive. It looks brand new, with a warm & welcoming gas fireplace in the common area where you could meet with visitors or business associates. Collect your mail as you enter. There is also an ELEVATOR for convenience. This unit

comes with a TITLED, UNDERGROUND (heated) parking stall, and a STORAGE Locker for extras. There are visitor parking stalls, and Garbage and Recycling within the complex. Pet friendly building (with board approval). Lots of shopping and amenities nearby. Easy access to Stoney Trail, Deerfoot and Country Hills Boulevard. Compare pricing with other units! This is a MUST see! COMPARE PRICING ON UNITS!