



GRASSROOTS
REALTY GROUP

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2115, 350 livingston Common NE
Calgary, Alberta

MLS # A2242419



\$399,000

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	852 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows		

Inclusions:	N/A
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Step into the lifestyle you’ve been waiting for with this bright and beautifully appointed 2-bedroom, 2-bath southeast-facing corner condo in the thriving community of Livingston. Bathed in natural light and thoughtfully designed, this move-in ready home features modern vinyl plank flooring, sleek lighting, and convenient in-suite laundry. A versatile den adds convenient extra storage or the perfect work-from-home nook, while the open-concept layout flows effortlessly into your own expansive private patio - an ideal outdoor extension of your living space, perfect for morning coffee or evening wind-downs. Titled underground parking ensures year-round comfort and peace of mind, with added conveniences like a dog wash and car wash station also located in the secure underground space. Situated just minutes from the airport, CrossIron Mills, and with seamless access to Stoney and Deerfoot Trails, you’re perfectly connected to everything Calgary has to offer. Plus, enjoy unmatched community amenities - from outdoor skating rinks and splash parks to a full gymnasium and multi-sport courts. Whether you’re a first-time buyer, investor, or seeking a smart lifestyle upgrade, this vacant unit is ready for immediate possession. Don’t miss your chance to live where convenience, comfort, and community come together.