



GRASSROOTS
REALTY GROUP

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

**2310, 350 Livingston Common NE
Calgary, Alberta**

MLS # A2246324



\$260,000

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	515 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 325
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Crown Molding, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Wired for Data		
Inclusions:	Remote for A/C		

Welcome to this great THIRD FLOOR, one bedroom and one full bathroom unit, in the Maverick, in Livingston. This is a very desirable condominium building. This unit is nicely UPGRADED with a MODERN flair. Clean, white walls, crown mouldings and luxury vinyl plan flooring throughout. A nice, open, practical layout. Kitchen has STAINLESS STEEL, Whirlpool brand appliances, Caesarstone QUARTZ Countertops, and soft-close cabinets, ceiling height. Patio Door off of the Living Room leads to a well-sized, WEST Facing Balcony (22 feet long), with a BBQ GAS LINE hookup and views to West, North and South. The Primary Bedroom is a good size, with a large window and a nice WALK-IN CLOSET. There is a 4-piece main bathroom with a shower/SOAKER tub combination, and LAUNDRY area with organizers. The unit is AIR CONDITIONED. Take the stairs, or the ELEVATOR down to the HEATED, UNDERGROUND Parkade where you will find the TITLED stall (#17), and a STORAGE Locker (#39). A very impressive, clean condo building with a STYLISH & welcoming lobby area with cozy FIREPLACE and comfortable seating. Conveniently pick up your mail here. Garbage and Recycling are just outside. Great location with quick easy access to Stoney Trail and Country Hills Blvd. Lots of shopping and amenities nearby. SELLER WILL PAY FOR THE FIRST 3 MONTHS CONDO FEES!