



GRASSROOTS
REALTY GROUP

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

1402, 350 Livingston Common NE
Calgary, Alberta

MLS # A2253035



\$370,000

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	892 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 551
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: n/a

New PRICE DROP + LIMITED-TIME OFFER! SELLER WILL COVER 6 MONTHS OF CONDO FEES FOR THE BUYER! Looking to own your FIRST HOME in Calgary? This PENTHOUSE CORNER UNIT in LIVINGSTON is the perfect place to start — and it’s available for QUICK POSSESSION and SELLER WILL PAY 6 MONTHS OF CONDO FEES TO THE BUYER! This TOP-FLOOR condo offers 2 BEDROOMS + DEN, 2 FULL BATHROOMS, and 892 SQFT of bright, open living space with 10 FT CEILINGS and NO NEIGHBORS ABOVE. Freshly painted in 2025, it features a MODERN KITCHEN, spacious bedrooms, a FLEXIBLE DEN (perfect for a home office or gym), and a LARGE COVERED BALCONY with peaceful northeast views. Your CONDO FEES INCLUDE HEAT AND WATER, plus you’ll have IN-SUITE LAUNDRY, ASSIGNED PARKING, and access to a PET-FRIENDLY BUILDING (with board approval) that even includes a COMMUNITY DOG PARK. Enjoy everything LIVINGSTON has to offer — PARKS, WALKING PATHS, and the LIVINGSTON HUB with a FITNESS CENTER, GYMNASIUM, SPLASH PARK, and year-round COMMUNITY EVENTS. With quick access to STONEY TRAIL, you’re just minutes from anywhere in the city. This home checks all the boxes for FIRST-TIME BUYERS, INVESTORS, or anyone looking for LOW-MAINTENANCE LIVING in one of Calgary’s newest and most vibrant communities.