

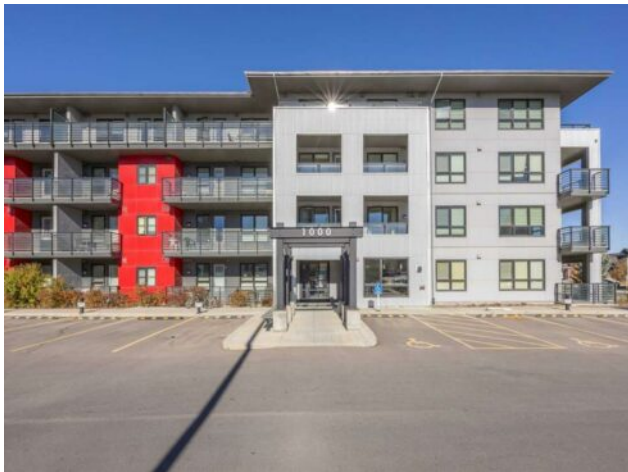


GRASSROOTS
REALTY GROUP

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

1108, 350 Livingston Common NE
Calgary, Alberta

MLS # A2264646



\$305,000

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	696 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 438
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions:	NA
-------------	----

Beautiful main floor unit can be your next home. This unit is FULLY UPGRADED with stainless steel appliances, quartz countertops, and high ceiling. The unit have 2 bedrooms, 2 full bathrooms, a modern kitchen, and in-suite laundry. The covered patio comes with a gas line so you can BBQ with ease throughout the year. The building has an inviting lobby and is pet friendly with ample of visitor parking in the building. However, this unit has its OWN TITLED, UNDERGROUND parking to keep your car nice and warm in the Calgary winter. Unit also comes with its very own assigned storage locker! This quiet and friendly neighborhood is easily accessible from Stoney Trail. Don't miss out on the opportunity to see this luxurious unit!