



GRASSROOTS
REALTY GROUP

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**2113, 250 Livingston Common NE
Calgary, Alberta**

MLS # A2267337



\$285,000

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	673 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 423
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Portable AC unit upon firm closing.

An incredible opportunity to own a 2-bedroom, 2-bath condo in one of Calgary's fastest growing communities — all for only \$285,000! Step into modern comfort in this thoughtfully designed, open-concept condo featuring: -Two spacious bedrooms on opposite sides of the unit -Two full bathrooms, including a primary ensuite -Open living space that flows seamlessly into the kitchen—perfect for everyday living and entertaining -Contemporary kitchen with plenty of cabinetry and counter space -Generous storage solutions throughout the unit for maximum functionality -Underground assigned parking for convenience and year-round comfort -Private enclosed balcony — a rare feature that can be transformed into your personal theatre room, cozy lounge, or four-season retreat! Located in the vibrant community of Livingston, this home offers incredible lifestyle potential with easy access to: -Walking paths and scenic parks -Community amenities and future retail hub -Schools, playgrounds, and recreation spaces -Quick access to Stoney Trail, making commuting a breeze This is more than just a condo — it's a chance to be part of a thriving, master-planned neighborhood designed for connection and quality of life. Move in and make it your own!