



GRASSROOTS
REALTY GROUP

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**2314, 350 Livingston Common NE
Calgary, Alberta**

MLS # A2299072



\$339,900

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	858 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Wired for Data		

Inclusions: none

Welcome to the Maverick in Livingston — a beautifully upgraded, modern 2-bedroom + DEN, CORNER unit offering style, comfort, and exceptional natural light. Located on the 3rd FLOOR, this BRIGHT and SPACIOUS home features WINDOWS on TWO SIDES, filling the space with sunlight throughout the day. The open-concept layout seamlessly connects the kitchen, dining, and living areas, creating an inviting atmosphere for both everyday living and entertaining. The kitchen is thoughtfully designed with shaker-style cabinetry, ceiling-height cupboards, quartz countertops, tile backsplash, and stainless steel Whirlpool appliances. The primary bedroom includes a walk-in closet and a well-appointed 4-piece ensuite, while the second bedroom is conveniently located near the main bathroom. The den, enclosed with a sleek barn door, provides an ideal space for a home office, workspace, or additional storage. Step outside to your EXPANSIVE 23-foot private BALCONY— a standout feature of this unit — offering open, far-reaching views and a vibrant urban outlook, with sightlines stretching all the way to downtown Calgary. Actually feels like you're on the top floor, with views both South and West. Additional features include luxury vinyl plank flooring, air conditioning, LED lighting, roller blinds, and a full laundry room with shelving. This unit also includes TITLED, HEATED UNDER GROUND PARKING and a separate STORAGE locker. The attractive, clean, and well-maintained building offers elevator access, visitor parking, and a welcoming common area. Located close to shopping, amenities, and major routes including Stoney Trail, Deerfoot Trail, and Country Hills Boulevard — this home combines convenience with modern living and truly needs to be experienced in person to appreciate the light, layout, and expansive views it offers.

GREAT VALUE HERE!