



**1215, 350 Livingston Common NE
Calgary, Alberta**

MLS # A2304940



\$349,900

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	855 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 551
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Bedroom(s) attached cabinets

THE "GOOD TO BE TRUE DEAL" — \$349,900 Sunny south-facing balcony views, immediate possession, and two titled parking stalls make this upgraded two-bedroom, two-bath second-floor home an absolute standout in the highly sought-after community of Livingston. Located in the popular Maverick building, this bright and beautifully maintained unit offers exceptional value and modern comfort in one of north Calgary's most vibrant neighbourhoods. With 855 RMS square feet of well-designed living space, the open-concept layout feels both spacious and inviting. The upgraded shaker-style white maple kitchen features tall upper cabinets, generous counter space, a pantry with extra storage and freezer space, full-height tile backsplash, dual-basin stainless steel sink, and a pull-out faucet. The kitchen flows seamlessly into the dining and living areas, perfect for everyday living or entertaining. Modern white-painted casings, doors, and baseboards add a crisp finish throughout, while convenient in-suite laundry with a stacked washer and dryer offers additional storage. Step outside to the impressive 26.5' x 6.1' glass-railed balcony and enjoy sunny south exposure—ideal for morning coffee or evening relaxation. Rarely do you find two titled parking stalls included at this price point, adding tremendous value and flexibility. Living here means enjoying full access to the Livingston Hub and community amenities, including a banquet hall, splash park, skating rink, tennis and badminton courts, and gym facilities. Everything you need is within walking distance, from dining and shopping to everyday essentials. With quick access to Country Hills Boulevard, Stoney Trail, and Deerfoot Trail, commuting is simple and convenient. The complex is pet-friendly with board approval, making it a perfect fit for a variety of lifestyles.

Move in now and start enjoying the unmatched community experience Livingston is known for. This one checks all the boxes for location, lifestyle, and value. Call your friendly REALTOR® today to book your private viewing.