



GRASSROOTS
REALTY GROUP

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**2215, 350 Livingston Common NE
Calgary, Alberta**

MLS # A2159297



\$389,900

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	854 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 512
Basement:	-	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: A/C System

BRAND NEW! OVER 850 SQFT, 2 BEDS 2 BATHS, BALCONY, A/C, DEN/OFFICE, PARKING, STORAGE UNIT - NEW ELEGANT DESING WITH HIGH END FINISHING - This 2nd floor unit is complete with an OPEN FLOOR PLAN and IN UNIT LAUNDRY. Walking into the main lobby you are greeted with a luxurious common area complete with seating and a fireplace. Your unit begins with a foyer leading to the living space with an additional DEN/OFFICE space. 2 baths and 2 bedrooms one of which is a 4PC ensuite increases the convenience of this apartment. The kitchen, living and dining room feature an open floor plan with BALCONY access. The kitchen is complete and has all STAINLESS STEEL APPLIANCES and large windows bring in a lot of natural light. This home is in a solid location with shops, parks and schools all close by. This is a PERFECT FIRST TIME HOME.