



**2305, 350 LIVINGSTON Common NE**  
**Calgary, Alberta**

**MLS # A2160331**



**\$289,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	517 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	None	<b>Condo Fee:</b>	\$ 310
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** NONE

Don't miss out on this fantastic opportunity! This bright and spacious one-bedroom unit is located in the stunning Maverick condos, built by the award-winning Homes by Avi Urban in the highly desired community of Livingston. The unit features an open kitchen with granite countertops, grey cabinets, and stainless steel appliances. The spacious bedroom easily accommodates a king-sized bed and offers a walk-in closet. The living room is filled with natural light from large windows and opens to an oversized balcony, perfect for your patio furniture and BBQ. Additionally, there's a large laundry room with extra storage space. Underground parking is included. Livingston is a modern community with exceptional amenities, including a tennis court, skating rink, playground, waterpark. It offers easy access to downtown, the airport, and CrossIron Mills via Stoney Trail and Deerfoot Trail. Schedule your private viewing today!