



**2109, 350 Livingston Common NE
Calgary, Alberta**

MLS # A2164144



\$279,999

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|------------------|------------------------------------|---------------|------------------|
| Division: | Livingston | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 542 sq.ft. | Age: | 2024 (0 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Electric | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 325 |
| Basement: | - | LLD: | - |
| Exterior: | Composite Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: n/a

Welcome to the MAVERICK! Discover this brand-new 1-bedroom+den, 1-bathroom condo, crafted by Homes by Avi, known for their unmatched quality and attention to detail. This unit offers incredible value with low condo fees, making it a perfect choice for anyone seeking comfort and affordability. Upon entering, you'll find a versatile office space, ideal for remote work. The luxury vinyl plank flooring flows throughout the open layout, guiding you into the heart of the home—a modern kitchen adorned with sleek grey cabinetry, stainless steel appliances, and durable quartz countertops, combining both style and function. The bright living room, with natural light coming from large windows, opens to a balcony that's perfect for outdoor dining and entertaining. The bedroom easily fits a king-sized bed and includes a walk-in closet for ample storage. Additional features include surface parking and an A/C wall unit. Residents enjoy exclusive access to the Livingston Hub, a vibrant 35,000 sq. ft. community center featuring three skating rinks, tennis and basketball courts, a gymnasium, splash park, playground, outdoor amphitheater, meeting rooms, a temporary fire hall, and more. This unbeatable location also offers quick access to major routes like Stoney Trail and Deerfoot Trail. Downtown is just a 20-minute drive, while the airport is only 15 minutes away. Nearby amenities include Superstore, Costco, and CrossIron Mills Mall. Experience the perfect blend of style, quality, and convenience in this beautifully designed condo.