



**1110, 350 Livingston Common NE
Calgary, Alberta**

MLS # A2167175



\$248,000

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	516 sq.ft.	Age:	2018 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	0.05 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 325
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Great Investment or first time property buyer opportunity! The location is easily accessible, with quick access to the airport and across the city via Stoney Trail. The MAVERICK building built by Homes by Avi offers trendy, maintenance-free living in the new North. This gorgeous 1-bedroom apartment has luxury vinyl plank flooring in the kitchen, which features stainless steel appliances, quartz countertops, and ample storage space. The living room provides access to a full-width covered balcony, roomy enough for a barbecue, and furniture, which could be a great spot to relax. Enjoy the convenience of in-suite laundry and storage. - it offers everything you could need. There are so many amenities in the area - hockey rinks, skate board parks, Livingston Pump Track (for kids to practice bike tricks), tennis court, indoor gym, picnic area and splash park, walking path around the ponds, off leash park. Nearby retail services include Superstore, Costco and Crossiron Mills Mall and Theatre. This community has it all! Overall, this property in Livingston is a great option for anyone looking for a stylish, low-maintenance apartment with easy access to amenities and transportation. Call TODAY to view!