



**1107, 350 Livingston Common NE  
Calgary, Alberta**

**MLS # A2172523**



**\$274,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	545 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 348
<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>	Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stunning ground floor condo in the sought-after community of Livingston! This 1-bedroom + den unit offers the perfect blend of modern living and convenience. Featuring an open-concept layout, this home boasts a spacious living area, a versatile den perfect for a home office, and a well-appointed kitchen. Included with the unit is surface parking for your convenience. Heat, water, and access to the exclusive Livingston Hub—complete with recreational facilities—are all included in the condo fees, ensuring worry-free living. Enjoy easy access to shopping, parks, and major commuter routes. Whether you're a first-time buyer or investor, this property is a fantastic opportunity in one of Calgary's newest and most vibrant communities!