



**3113, 350 Livingston Common NE
Calgary, Alberta**

MLS # A2175746



\$349,999

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	668 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 404
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: .

Welcome to the Maverick condos—this stunning, move-in-ready condo is located in the tranquil community of Livingston. This beautiful two-bedroom, two-bathroom paradise that’s like your favorite cozy blanket, but with far fewer crumbs. Nestled on the ground floor, this unit guarantees you’ll be the grocery-carrying champion of the block. Stainless steel appliances, open layout with white kitchen cabinets. This condo offers the perfect blend of a snug hideaway and city convenience. Located just off Stoney Trail, you’ll have quick access to shopping and dining galore. Need a quick getaway? The Ring Road and airport are practically begging you to hop in the car for a spontaneous adventure! Inside, prepare to be dazzled! The open-concept layout is so spacious that you might start to feel like you’re living in a magazine spread. With an abundance of windows letting in natural light, The brand-new finishes, including stylish vinyl plank flooring and kitchen and bath, will have you living your best life. And don’t forget the balcony—almost 20 feet of outdoor pose or simply enjoy your morning coffee. you’ll feel like royalty with your stacked washer and dryer right at home. Plus, air conditioning and underground Heated parking are included, so you can beat the heat and avoid snow shoveling like a champ. This unit also offer additional storage unit. This opportunity is too good to pass up. Make this delightful spot your new home sweet home.