



**3211, 350 Livingston Common NE  
Calgary, Alberta**

**MLS # A2175756**



**\$259,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	501 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, 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>	Other	<b>Condo Fee:</b>	\$ 303
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** A/C Unit .

OPEN HOUSE SUNDAY FEB. 23 Rd. . :12:30 to 3:00 PM.; Stunning LARGE Kitchen with Eating Area , STAINLESS STEEL APPLIANCES accented with QUARTZ COUNTER TOP and Floor to Ceiling TALL Cabinets PLUS Floor to Ceiling Pantry Cabinet ( TONS of STORAGE ) .En-Suite Laundry room with additional shelves . LARGE master bedroom with WALK-IN CLOSET .Bathroom with Wall to Wall Mirror and DEEP Soaker Tub. Livingroom with access door to WALL to WALL VERY LARGE COVERED BALCONY with AIR CONDITIONING UNIT positioned at one end for maximum utilization of space and gas hook-up for BBQ. LUXURY WIDE PLANK VINYL FLOORING .TITLED Energized Parking stall #53. Underground storage unit # 25. GRAND Foyer Entry with SEPARATE FULLY FURNISHED LOUNGE AREA with FIREPLACE (VERY NICE) and SEPARATE MAIL ROOM with RAISED BAR LEDGE . This property has 1 YR & 2 Yr & 5 Yr & 10 Yr . Warranty transferable to New Owner . (Covers a LOT of Stuff). LIVINGSTON COMMUNITY has Approx. a 35,000 sq . ft. homeowner's association area with 3 skating rinks, tennis courts, basketball court, gymnasium, splash park, and much more . This complex has easy access to Stony Trail RING ROAD . Very nice property inside and out .