



GRASSROOTS
REALTY GROUP

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**1313, 350 Livingston Common NE
Calgary, Alberta**

MLS # A2176666



\$306,900

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	673 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 423
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to The Maverick at Livingston! This upgraded two-bedroom unit features stylish vinyl flooring throughout and a spacious living area with a super large balcony facing south, offering unobstructed views. The modern kitchen boasts quartz counter tops, stainless steel appliances, including a gas range, upgrade over-the-range hood fan, and floor-to-ceiling cabinetry for ample storage. The primary bedroom includes a walk-in closet and a private en-suite with contemporary finishes. Residents of The Maverick enjoy access to exceptional common spaces and are just a short walk from THE HUB, a community association offering exclusive amenities to Livingston residents. Additionally, there are designated areas for car washing and pet washing, exclusively for residents.