



**3406, 350 Livingston Common NE  
Calgary, Alberta**

**MLS # A2177409**



**\$395,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	916 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Stall, Titled, Underground		
<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>	\$ 541
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Composite Siding, Other, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Experience the luxury living in this immaculate 916 sq. ft. top-floor condo, where sophistication meets comfort. Bathed in natural light from its southern exposure, this apartment offers soaring 10-foot ceilings that accentuate the spacious layout, while the open-concept living and dining areas flow seamlessly to an expansive balcony—perfect for stylish entertaining or relaxing under the sky. This remarkable fourth-floor home boasts two generous bedrooms, thoughtfully positioned on opposite sides for maximum privacy. The primary suite is an elegant retreat, featuring a luxurious en-suite bathroom and massive corner walk-in closet. The flexible laundry room offers endless possibilities, whether you need a creative studio, additional storage, or a spacious walk-in pantry. For ultimate convenience, enjoy the security of heated underground titled parking, car wash and an extra storage unit. As a resident, you gain exclusive access to the 35,000 sq. ft. Livingston Hub—the social heart of the community. With three skating rinks, tennis and basketball courts, a gymnasium, splash park, playground, outdoor amphitheater, meeting rooms, and even a temporary fire hall, this vibrant hub truly brings neighbours together. Perfectly situated with effortless access to Stoney Trail and Deerfoot Trail, Livingston seamlessly combines prime location with a vibrant sense of community.