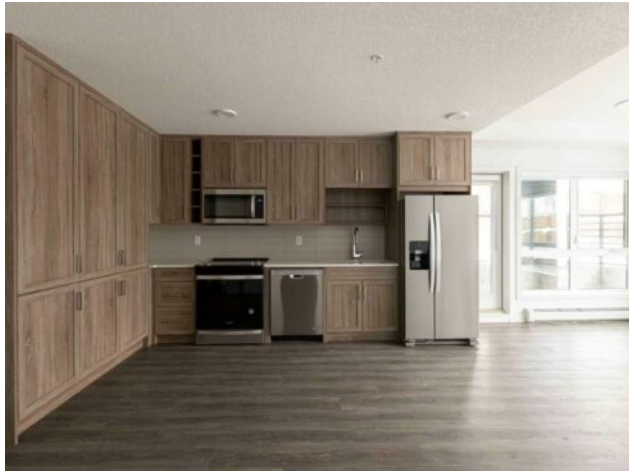




**3102, 350 Livingston Common NE
Calgary, Alberta**

MLS # A2178981



\$359,900

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	882 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 534
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

BRAND NEW - BRIGHT AND PRIVATE - MAIN FLOOR CORNER UNIT 2 BED/2 BATH + DEN - BUILDING THREE - Welcome to Livingston's Maverick condos—a home that's ready to match your every mood, from "let's entertain" to "leave me alone, I'm recharging." This bright and stylish main-floor corner unit has 2 bedrooms, 2 bathrooms, and a handy den that could double as an office, craft room, or secret nap zone (your call). Natural light floods in through giant windows, highlighting the open-concept layout, sleek vinyl plank flooring, and a kitchen so good-looking it might just make you start cooking more often. Built by Homes by Avi, this space is all about clean lines, smart design, and giving you room to be you. Outside, there's a patio so big you'll wonder if it needs its own postal code. Morning coffee? Evening cocktails? Yoga with the sunrise? You've got options. Plus, there's in-suite laundry (because laundromats are overrated), a designated storage space for all your "just in case" stuff, and titled UNDERGROUND parking to keep your car happy. Livingston's location, just off Stoney Trail, means you're close to everything—shopping, dining, and quick escapes when the city buzz gets too loud. Whether you're out exploring or staying in to binge-watch your favorite show, this home is ready for whatever you've got planned. Immediate possession means no waiting—just jump in and start living life your way. Schedule a showing today and see how this corner unit fits into your story. It's about time, don't you think?