



**3108, 350 Livingston Common NE
Calgary, Alberta**

MLS # A2182131



\$329,900

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	696 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 431
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

PRICED DROPPED! Welcome to the Maverick at Livingston. You will love this beautiful & brand new 2-bedroom condo unit nestled in one of Calgary's finest and fast-growing communities (Livingston). This unit boasts of almost 700 sq ft of beautifully developed space and as you step into the unit you will be greeted by an open and well-designed layout allowing for easy setting up of furniture. This main floor unit features beautiful luxury vinyl planks flooring, a large and bright living room with large windows allowing for plenty of natural light, a beautiful kitchen loaded with stainless-steel appliances, a good size nook, a convenience in-unit laundry, a large primary bedroom with ensuite bath and second good size bedroom, and a second 4-piece bath that completes this level. The living room overlooks a good size porch ideal for hosting friends and family. A bonus to the porch is the gas line for BBQ. This unit comes with an extra storage unit as well as a titled underground parking stall in a heated parkade that will keep your vehicle warm during those cold winter days. As a homeowner you will enjoy access to the 35000 sq.ft. Livingston Hub amenities (Splash Park, Tennis Courts, Skating Rings, Basketball, Ping pong, Board Rooms etc.) located just within a few minutes' walk from the condo. This unit's location is prime & in close proximity to the YYC Airport, shopping centres (cross Iron, Costco, Superstore, Nofriels etc.), parks, playground, major roads (Stoney TR, Deerfoot TR, Symons Valley, 14 ST, 144 Avenue, Beddington TR, Country Hills BV), great network of bike routes and pedestrian pathways for outdoor living. **DON'T WAIT** on this one!! Call your favourite realtor today and book a viewing.