



**GRASSROOTS**  
REALTY GROUP

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**2113, 350 Livingston Common NE  
Calgary, Alberta**

**MLS # A2183504**



**\$310,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	673 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome To Your New Home Or Investment Opportunity At Maverick, A Pet Friendly Building By Homes By Avi! Greeted By A Pleasantly Designed Main Foyer You Will Be Enchanted With Your New Condo Complete With Heated, Titled Underground Parking And Storage Cage. With 2 Generous Bedrooms And Spa-Like Bathrooms, This Is The Perfect Condo In The City. Your Kitchen Features Full-Height Cabinetry, Vinyl Plank Flooring, Quarts Countertops And Stainless Steel Appliances. The Primary Bedroom Is Complete With A 4-Piece Ensuite. Livingston Is A Tremendously Up And Coming Community And For Those Not Familiar, Livingston is home to "The HUB", A State-Of-The-Art Home Owners Association Allowing Home Owners To Partake In Indoor And Outdoor Fun Year Round. It Features A 35,000 sq. ft. Facility With 3 Hockey/Skating Rinks, Tennis Courts, Basketball Court, Gymnasium, Splash Park, Playground, Outdoor Amphitheater, Meeting Rooms/Banquet Space, Fire Hall And So Much More. Livingston is ideal for those seeking an active lifestyle, with a bike pump track and trails and paths that you can run, cycle or walk along throughout the community. With Sensational Access To Stoney Trail (Ring Road) and Deerfoot Trail, Your Trips Out To The Mountains, Downtown And International Airport Are A Breeze! Book A Showing TODAY And See What All The Buzz Is About! Welcome Home To The Maverick In Livingston.