



**1308, 350 Livingston Common NE  
Calgary, Alberta**

**MLS # A2183592**



**\$329,988**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	700 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 446
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** TV. Mounting Brackets in the living Room, Portable Air Condition unit ( Working -As is Condition)

Seller Motivated!!!This beautiful 2-Bedroom, 2 Full-bath Condo offers modern living with added convenience available for quick possession. Features Two titled parking stalls—one heated underground and one surface stall—it's perfect for your vehicle and your guest or simply rent one out. The kitchen is equipped with sleek stainless steel appliances and elegant quartz countertops. Throughout the home, you'll find durable and stylish luxury vinyl plank (LVP) flooring. The primary bedroom boasts a 3-piece ensuite and a walk-in closet, offering both privacy and ample storage. A dedicated in-suite laundry room adds to the convenience. There's also a common 4-piece bath for guests or additional use. Livingston is a community that emphasizes convenience and active living, offering its residents access to various amenities through mandatory membership in the homeowners' association. Th "The Hub of Livingston," a 35,000 sq. ft. facility that includes three skating rinks, tennis courts, a basketball court, gymnasium, splash park, playground, outdoor amphitheater, and meeting rooms. This facility serves as a vibrant center for both indoor and outdoor activities, catering to summer and winter events. Convenient transportation access with quick routes to Stony Trail, Deerfoot Trail, and proximity to the airport, making it an attractive option for residents who seek an active lifestyle with easy connectivity. If you're interested in experiencing the vibrant Livingston community and exploring all that The Hub has to offer, Don't miss out—Book your showing today!