



**2309, 350 Livingston Common NE
Calgary, Alberta**

MLS # A2192091



\$280,000

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	539 sq.ft.	Age:	2024 (1 yrs old)
Beds:	1	Baths:	1
Garage:	Insulated, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 348
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Step into this brand-new, beautifully designed east-facing condo in the sought-after Maverick Condos by the award-winning Homes by Avi Urban—a perfect blend of comfort, convenience, and contemporary style. Nestled in the vibrant family-friendly community of Livingston, this one-bedroom plus den unit is ideal for professionals, first-time buyers, or anyone looking to enjoy modern urban living. From the moment you enter, you’ll be impressed by the open-concept kitchen, featuring sleek quartz countertops, crisp white cabinetry, and stainless steel appliances—perfect for cooking, entertaining, or enjoying a quiet meal at home. Large windows fill the spacious living area with natural light, leading to your private balcony—ideal for relaxing with a morning coffee or hosting a weekend BBQ. The primary bedroom is generously sized with a walk-in closet, offering ample storage, while the versatile den with a stylish barn door provides the perfect home office or creative space. The four-piece bathroom is designed for relaxation, featuring modern finishes that create a spa-like retreat. Additional highlights include in-suite laundry, central air-conditioning, underground parking, and a separate storage locker for added convenience. Living in Livingston means more than just a beautiful home—it’s a lifestyle. This master-planned community is designed for connection, offering over 250 acres of parks, pathways, and green spaces. The Livingston Hub—a 35,000 sq. ft. recreational facility—features tennis courts, a skating rink, playgrounds, a water park, ping pong tables, and more to create lasting memories with family and friends. Plus, with a future town center featuring 1 million sq. ft. of retail and office space, everything you need will soon be at your doorstep! With quick access to Stoney Trail, Deerfoot Trail, downtown Calgary,

the airport, and CrossIron Mills, this community offers the perfect balance of tranquillity and accessibility. And with immediate possession available, there's no waiting—just pack your bags and start your next chapter in Livingston! Don't miss out—schedule your viewing today and make this beautiful condo your new home!