



**1206, 350 Livingston Common NE
Calgary, Alberta**

MLS # A2193578



\$359,900

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	806 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 506
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Custom built Kitchen island w/chairs

Welcome to this beautiful 2-bedroom, 2-bathroom condo located in the vibrant community of Livingston in Calgary. This modern unit boasts trendy vinyl plank flooring, stylish light fixtures, and in-unit laundry for added convenience. The spacious layout is complemented by underground titled parking, providing both comfort and security. Situated near the Calgary International Airport, CrossIron Mills Mall, and with easy access to Stoney Trail, Deerfoot Trail, and the City Centre, this home is perfect for those who want to enjoy both convenience and urban living. Living in Livingston means having access to the community's incredible amenities, including three skating rinks, tennis and basketball courts, a gymnasium, a splash park, playgrounds, and much more. This unit comes fully furnished, and all furniture is available for sale, making it easy for you to move in and start enjoying your new space immediately. The property is vacant and available for immediate possession. Don't miss out on the chance to make this wonderful condo your new home!