



GRASSROOTS
REALTY GROUP

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2108, 350 Livingston Common NE
Calgary, Alberta

MLS # A2212959



\$340,000

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	695 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 438
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: NA

NEW 2BED/2BATH IN LIVINGSTON! Welcome to The Maverick, a modern condo with luxury vinyl plank flooring, bright windows, and an open floor plan. Enjoy a kitchen with stainless steel appliances, glossy subway tile backsplash, quartz counters, and a barn door leading to a walk-in pantry. The spacious master bedroom features a 3pc ensuite and walk-in closet. An oversized covered balcony, a second bedroom, and another 3pc bathroom complete the unit. Includes a titled underground parking spot. Access to the Livingston Hub's amenities and a great location near major roads. Bus stop at 200m Big Plazas with in 2 mins range Great location for new Comers 500m to Calgary's main highways Stoney Trail & 1 St NW - Calgary Top rated Nort West Brand New Area Good for rental income as well. Balcony connected to main 1 St NW Overall commutable place and best as in New as well as a investment property Come see it today!