

2115, 350 livingston Common NE  
Calgary, Alberta

MLS # A2242419



**\$349,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                         |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 852 sq.ft.                         | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Underground               |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                                         |                   |        |
|--------------------|-----------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                               | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                       | <b>Condo Fee:</b> | \$ 536 |
| <b>Basement:</b>   | -                                                                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame                                                          | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows |                   |        |

**Inclusions:** N/A

Step into the lifestyle you've been waiting for with this bright and beautifully appointed 2-bedroom, 2-bath southeast-facing corner condo in the thriving community of Livingston. Bathed in natural light and thoughtfully designed, this move-in ready home features modern vinyl plank flooring, sleek lighting, and convenient in-suite laundry. A versatile den adds convenient extra storage or the perfect work-from-home nook, while the open-concept layout flows effortlessly into your own expansive private patio - an ideal outdoor extension of your living space, perfect for morning coffee or evening wind-downs. Titled underground parking ensures year-round comfort and peace of mind, with added conveniences like a dog wash and car wash station also located in the secure underground space. Situated just minutes from the airport, CrossIron Mills, and with seamless access to Stoney and Deerfoot Trails, you're perfectly connected to everything Calgary has to offer. Plus, enjoy unmatched community amenities - from outdoor skating rinks and splash parks to a full gymnasium and multi-sport courts. Whether you're a first-time buyer, investor, or seeking a smart lifestyle upgrade, this vacant unit is ready for immediate possession. Don't miss your chance to live where convenience, comfort, and community come together.