

# \$314,988 - 1308, 350 Livingston Common Ne, Calgary

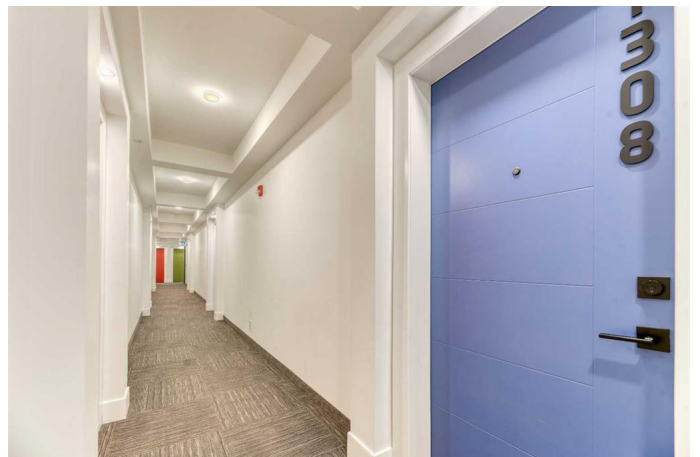
MLS® #A2183592

**\$314,988**

2 Bedroom, 2.00 Bathroom, 700 sqft  
Residential on 0.00 Acres

Livingston, Calgary, Alberta

The seller is motivated! This stunning condo features two bedrooms, two full bathrooms, and two titled parking stalls. It offers modern living with added convenience and is available for quick possession. There are two parking options: a heated underground stall and a surface stall, ideal for your vehicle and a guest, or you can rent one out for extra income. The kitchen boasts stainless steel appliances and quartz countertops. Luxury vinyl plank (LVP) flooring runs throughout the home, adding both style and durability. The primary bedroom includes a 3-piece ensuite and a walk-in closet, providing privacy and ample storage. A dedicated in-suite laundry room and a 4-piece guest bathroom add to the property's functionality. Located in the vibrant Livingston community, this home offers access to The Hub, a 35,000 sq. ft. facility that features three skating rinks, tennis and basketball courts, a gymnasium, a splash park, a playground, an outdoor amphitheater, and meeting rooms. It provides year-round activities, catering to both indoor and outdoor interests. The community's convenient transportation access includes quick routes to Stony Trail, Deerfoot Trail, and proximity to the airport. This makes it an excellent choice for residents seeking an active lifestyle with easy connectivity. Don't miss the opportunity to experience the vibrant Livingston community and everything The Hub has to offer. Book your showing today!



Built in 2018

## Essential Information

MLS® #	A2183592
Price	\$314,988
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	700
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

## Community Information

Address	1308, 350 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1M5

## Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	2
Parking	Off Street, Stall, Underground

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Other
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame

### **Additional Information**

Date Listed	December 19th, 2024
Days on Market	103
Zoning	M-2
HOA Fees	450
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	First Place Realty
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