

\$349,900 - 2314, 350 Livingston Common Ne, Calgary

MLS® #A2240622

\$349,900

2 Bedroom, 2.00 Bathroom, 858 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

PRICED TO SELL!!! Unit is tenant occupied as of Sept 1 - Buyers/Investors must be willing to accept the one-year tenant. Welcome to the Maverick in Livingston. This Beautiful MODERN, STYLISH 858 square foot, 3rd FLOOR, UPGRADED, CORNER UNIT will be sure to impress! 2 Bedrooms and 2 Full Bathrooms, plus a DEN. You are welcomed by a bright and spacious entry way, with a nicely sized LAUNDRY room with Shelving for linens. Entering into the main living space, there is an abundance of LIGHT FLOODING IN through the South and West windows. This is a CORNER unit with windows on two sides so both bedrooms have bright windows! Step out on to the large, PRIVATE BALCONY (23 feet long) and see for miles in all directions â€“ Expansive views all the way to downtown Calgary. The Kitchen, Dining Room and Living Room are all one nice, open space. Kitchen has shaker style, ceiling height cabinets with crown moulding â€“ all cabinets and drawers are soft-close - tile backsplash and Caesarstone Quartz countertops. Stainless Steel, Whirlpool brand appliances. The well sized Primary Bedroom has a walk-in closet and a full, 4-piece bathroom with deep soaker tub. There is a convenient DEN with a sleek, barn door design so you can slide it closed and â€œleave work behindâ€•. The second bedroom is located near the other full, 4-piece bathroom (ask your Realtor for the floor plan layout). Other features of the condo include luxury vinyl plank flooring, knockdown



ceilings, AIR CONDITIONING, LED lighting, light filtering roller blinds, closet shelving. The building itself is quite impressive. It looks brand new, with a warm & welcoming gas fireplace in the common area where you could meet with visitors or business associates. Collect your mail as you enter. There is also an ELEVATOR for convenience. This unit comes with a TITLED, UNDERGROUND (heated) parking stall, and a STORAGE Locker for extras. There are visitor parking stalls, and Garbage and Recycling within the complex. Pet friendly building (with board approval). Lots of shopping and amenities nearby. Easy access to Stoney Trail, Deerfoot and Country Hills Boulevard. Compare pricing with other units! This is a MUST see! COMPARE PRICING ON UNITS!

Built in 2024

Essential Information

MLS® #	A2240622
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	858
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2314, 350 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3P 1M5

Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Crown Molding
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony, Lighting, Courtyard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame

Additional Information

Date Listed	July 17th, 2025
Days on Market	48
Zoning	M-2
HOA Fees	450
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
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