

\$389,900 - 1215, 350 Livingston Common Ne, Calgary

MLS® #A2237021

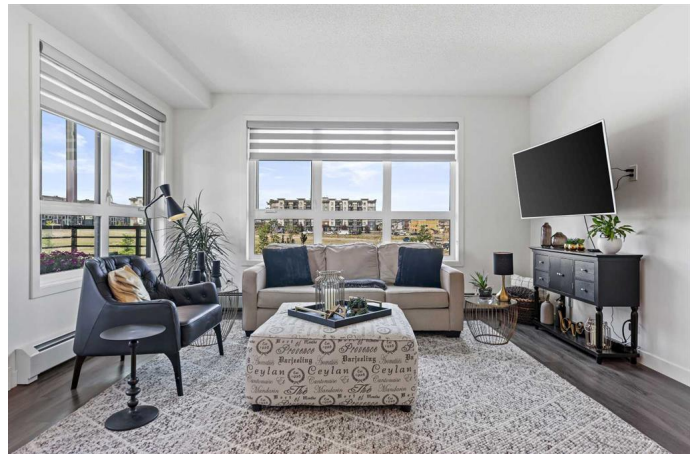
\$389,900

2 Bedroom, 2.00 Bathroom, 855 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

**** OUCH ALERT: "2" Hot To Handle Price - \$389,900 ** WOW **** Sunny south-facing balcony views and located in the highly sought-after community of Livingston, you will discover a lovely, upgraded, bright, and beautiful 2-bedroom, 2-bath plus 2nd floor model with 2-parking stalls - Immediate Possession!! This home is located in the Maverick's building, ideally within walking distance to terrific amenities outside your door - Live healthy with an unrivaled community experience, from work to working out, dining to shopping, studying to a movie night. New urbanity, Livingston reflects the values of the people who choose to live, work, play, learn, settle & thrive. Livingston Community membership benefits include access to the Livingston Hub, park, and facility, including a banquet hall, splash park, skating, tennis, badminton, and gym facilities. Bonus: MOVE IN NOW! RARE 2 titled parking, 26.5' x 6.1' balcony with glass railing. Value Added features â€“ Check and Compare; 855 RMS sq. ft. of living space. Nice and cozy extras... modern white-painted casings, doors, and baseboards, convenient laundry with storage and a stacked washer/dryer. Upgraded shaker white Maple Kitchen cabinets doors with tall uppers + cabinets + lots of countertop space, dual basin stainless steel sink, full height tile backsplash, pull-out kitchen faucet, pantry room with more storage & freezer. Enjoy all that Maverick offers with a modern home that reflects fantastic value! With quick access to



#1215, 350 LIVINGSTON COMMON NE

REC. MEASUREMENT STANDARD - CALGARY AB
MAIN LEVEL (AG) - 854.82 Sq.Ft. / 79.41 m²
TOTAL ABOVE GRADE RMS SIZE - 854.82 Sq.Ft. / 79.41 m²



Country Hills BLVD, Stony Trail, and Deerfoot,
this home is an ideal choice—a small,
Pet-Friendly Complex with Board Approval.
Call your friendly REALTOR(R) 2 book a
viewing!

Built in 2018

Essential Information

MLS® #	A2237021
Price	\$389,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	855
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1215, 350 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1M5

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall, Titled, Underground

Interior

Interior Features	Closet Organizers, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator,

	Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

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



Additional Information

Date Listed	July 4th, 2025
Days on Market	90
Zoning	M-2
HOA Fees	450
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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