1308, 350 Livingston Common NE
Calgary, Alberta

MLS # A2214498

$310,888

Division:	Livingston
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit
Size:	701 sq.ft.
Age:	2018 (7 yrs old)
Beds:	2
Baths:	2
Garage:	Off Street, Stall, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 446
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-

Features: No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)

Inclusions: TV Bracket in living Room, Portable Air-condition in the Bedroom (As -is condition)

This stunning condo features 2 Bedrooms, 2 full bathrooms, and 2 titled parking stalls (1 underground & 1 surface parking) 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-pieceensuite 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!