

**2206, 350 Livingston Common NE  
Calgary, Alberta**

**MLS # A2158942**



**\$369,888**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	807 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, 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>	\$ 491
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** None

BRAND NEW CONDO | 2 BED - 2 BATH | UNDERGROUND HEATED PARKING | AIR CONDITIONING | Welcome to the MAVERICK, a stunning brand-new condo located in the peaceful community of Livingston. It's an ideal investment opportunity or a perfect first-time home purchase. Conveniently located with easy access to the airport and Stoney Trail, this property offers both comfort and connectivity. This move-in-ready unit offers luxury vinyl plank flooring throughout, large windows that flood the space with natural light, and an open floor plan designed for modern living. This gorgeous 807 Sq.Ft. apartment features 2 bedrooms and 2 bathrooms with high-end finishes. The kitchen is equipped with stainless steel appliances, quartz countertops, and plenty of storage. The living room opens to a full-width covered balcony, perfect for relaxing or entertaining, complete with a gas line for barbecues. The bathrooms feature a tub/shower combo and tasteful design. In-suite laundry and storage add to the convenience, while titled underground heated parking ensures your vehicle is safe and secure. Living in the MAVERICK comes with exclusive access to "The Hub," a community association offering a wide range of amenities, including hockey rinks, a skateboard park, a tennis court, a gym, and more. Nearby retail services include Superstore, Costco, and CrossIron Mills Mall. This property offers stylish, low-maintenance living with easy access to both amenities and transportation. Call today to view!