

**2215, 350 Livingston Common NE  
Calgary, Alberta**

**MLS # A2159297**



**\$389,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, 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>	\$ 512
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** A/C System

BRAND NEW! OVER 850 SQFT, 2 BEDS 2 BATHS, BALCONY, A/C, DEN/OFFICE, PARKING, STORAGE UNIT - NEW ELEGANT DESING WITH HIGH END FINISHING - This 2nd floor unit is complete with an OPEN FLOOR PLAN and IN UNIT LAUNDRY. Walking into the main lobby you are greeted with a luxurious common area complete with seating and a fireplace. Your unit begins with a foyer leading to the living space with an additional DEN/OFFICE space. 2 baths and 2 bedrooms one of which is a 4PC ensuite increases the convenience of this apartment. The kitchen, living and dining room feature an open floor plan with BALCONY access. The kitchen is complete and has all STAINLESS STEEL APPLIANCES and large windows bring in a lot of natural light. This home is in a solid location with shops, parks and schools all close by. This is a PERFECT FIRST TIME HOME.