

**2102, 350 Livingston Common NE
Calgary, Alberta**

MLS # A2164136



\$379,900

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	881 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 527
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters		

Inclusions: Key Fobs, A/C

OPEN HOUSE WEDNESDAY SEPTEMBER 18th - 3:00pm -6:00pm Welcome to your new corner of the world at Livingston's Maverick condos—where the only thing more impressive than the location is the property itself! This charming main floor corner unit is practically begging you to move in immediately, so you can start enjoying the perks of its fantastic features. With underground parking included, your car will never have to brave the elements again. This 2-bedroom, 2-bathroom + den marvel is a shining example of modern living. Nestled in the conveniently reachable community of Livingston, right off Stoney Trail, it offers a swift getaway to shopping, dining, and all the citywide connections you could ever need. Whether you're looking for an investment property or your new personal haven, this unit is a jackpot waiting to be claimed. Bask in the natural light flooding through endless windows that make this home feel like a sun-drenched oasis. Built by Homes by Avi, this corner unit features a slew of new finishes that will have you feeling like you've just stepped into a showroom. The in-suite laundry with a stacked washer and dryer is perfect for when you decide to embark on your new hobby of "laundry as a form of relaxation." And don't forget the designated storage space and titled underground parking—because everyone deserves a cozy home for their car. The unit also boasts an oversized balcony, ideal for hosting summer soirées or just sipping your morning coffee while plotting world domination. Enjoy the luxury of vinyl plank flooring throughout, sleek kitchens and baths, and an open concept layout that ensures you'll never feel cramped, even during those epic family gatherings. And let's not overlook the surrounding area—restaurants, shopping centers, and more are right at your

doorstep, making this location not just convenient, but practically irresistible. This is your chance to seize an unparalleled lifestyle in Livingston. With immediate possession available, you could be living the dream sooner than you think. Reach out today to schedule your showing and see why this fabulous new unit is calling your name!