

3406, 350 Livingston Common NE
Calgary, Alberta

MLS # A2177409



\$395,000

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	916 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 541
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Composite Siding, Other, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Experience the luxury living in this immaculate 916 sq. ft. top-floor condo, where sophistication meets comfort. Bathed in natural light from its southern exposure, this apartment offers soaring 10-foot ceilings that accentuate the spacious layout, while the open-concept living and dining areas flow seamlessly to an expansive balcony—perfect for stylish entertaining or relaxing under the sky. This remarkable fourth-floor home boasts two generous bedrooms, thoughtfully positioned on opposite sides for maximum privacy. The primary suite is an elegant retreat, featuring a luxurious en-suite bathroom and massive corner walk-in closet. The flexible laundry room offers endless possibilities, whether you need a creative studio, additional storage, or a spacious walk-in pantry. For ultimate convenience, enjoy the security of heated underground titled parking, car wash and an extra storage unit. As a resident, you gain exclusive access to the 35,000 sq. ft. Livingston Hub—the social heart of the community. With three skating rinks, tennis and basketball courts, a gymnasium, splash park, playground, outdoor amphitheater, meeting rooms, and even a temporary fire hall, this vibrant hub truly brings neighbours together. Perfectly situated with effortless access to Stoney Trail and Deerfoot Trail, Livingston seamlessly combines prime location with a vibrant sense of community.