



# 350 Livingston Common Calgary Alberta

\$364,900

Discover modern living in this stunning corner unit 2 bedroom, 2 bathroom condo with a versatile den, located in the sought-after community of Livingston. The open-concept layout is bright and inviting, with large windows that fill the space with natural light. The kitchen is a chef's dream, featuring stainless steel appliances, quartz countertops, and under-cabinet lighting, perfect for cooking and entertaining. Off the spacious living area is a large deck with a gas line for your BBQ, making it ideal for hosting friends and enjoying the outdoors. The primary bedroom is a true retreat, offering generous space, a beautiful ensuite, and a walk-in closet. The second bedroom is also spacious and conveniently located near the additional full bathroom, making it great for family or guests. The den adds extra flexibility, whether you need a home office, study, or children's room. This unit also includes the convenience of an in-suite laundry room, air conditioning, a titled parking stall in the heated underground parkade, an extra storage unit for your belongings, and access to a car and dog wash. Animal lovers will appreciate the fenced off-leash dog area located just steps from the front entrance, making this home perfect for you and your furry friends. As a resident of Livingston, you gain access to the impressive 35,000 sq. ft. Livingston Hub, a central community space offering a gymnasium, outdoor skating rinks, tennis and basketball courts, playgrounds, and a splash park. The Hub also features meeting rooms, event spaces, and areas for relaxation, making it a vibrant gathering place for all ages. Beyond this, the community boasts extensive parks, pathways, and green spaces to enhance your outdoor lifestyle. This condo offers a blend of comfort, style, and convenience in a dynamic and welcoming neighborhood. Don't miss your opportunity to call it home! (id:6769)

Kitchen 13.42 Ft x 13.17 Ft  
 Den 6.33 Ft x 5.67 Ft  
 Living room 13.50 Ft x 10.83 Ft  
 Primary Bedroom 12.00 Ft x 11.00 Ft  
 Bedroom 11.75 Ft x 9.50 Ft

4pc Bathroom 8.25 Ft x 5.25 Ft  
 3pc Bathroom 8.33 Ft x 5.67 Ft  
 Laundry room 5.67 Ft x 3.33 Ft  
 Other 27.50 Ft x 7.00 Ft  
 Foyer 12.75 Ft x 3.83 Ft

Listing Presented By:



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### Mirror

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