



## 350 Livingston Common Calgary Alberta

\$395,000

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. (id:6769)

Living room 12.33 Ft x 11.50 Ft

Kitchen 12.08 Ft x 8.33 Ft

Primary Bedroom 11.17 Ft x 10.67 Ft

Other 9.00 Ft x 7.25 Ft

4pc Bathroom 8.25 Ft x 5.50 Ft

Bedroom 11.08 Ft x 10.58 Ft

4pc Bathroom 8.25 Ft x 5.58 Ft

Laundry room 13.00 Ft x 7.25 Ft

Other 36.00 Ft x 5.33 Ft

Listing Presented By:



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