



# 350 Livingston Common Calgary Alberta

\$389,900

**\*\* OUCH ALERT: "2" Hot To Handle Price - \$389,900 \*\* WOW \*\*** Sunny south-facing balcony views and located in the highly sought-after community of Livingston, you will discover a lovely, upgraded, bright, and beautiful 2-bedroom, 2-bath plus 2nd floor model with 2-parking stalls - Immediate Possession!! This home is located in the Maverick's building, ideally within walking distance to terrific amenities outside your door - Live healthy with an unrivaled community experience, from work to working out, dining to shopping, studying to a movie night. New urbanity, Livingston reflects the values of the people who choose to live, work, play, learn, settle & thrive. Livingston Community membership benefits include access to the Livingston Hub, park, and facility, including a banquet hall, splash park, skating, tennis, badminton, and gym facilities. Bonus: MOVE IN NOW! RARE 2 titled parking, 26.5' x 6.1' balcony with glass railing. Value Added features - Check and Compare; 855 RMS sq. ft. of living space. Nice and cozy extras... modern white-painted casings, doors, and baseboards, convenient laundry with storage and a stacked washer/dryer. Upgraded shaker white Maple Kitchen cabinets doors with tall uppers + cabinets + lots of countertop space, dual basin stainless steel sink, full height tile backsplash, pull-out kitchen faucet, pantry room with more storage & freezer. Enjoy all that Maverick offers with a modern home that reflects fantastic value! With quick access to Country Hills BLVD, Stony Trail, and Deerfoot, this home is an ideal choice--a small, Pet-Friendly Complex with Board Approval. Call your friendly REALTOR(R) 2 book a viewing! (id:6769)

Living room 14.75 Ft x 11.00 Ft

Other 10.50 Ft x 10.50 Ft

Primary Bedroom 11.92 Ft x 10.33 Ft

4pc Bathroom 8.67 Ft x 7.67 Ft

Bedroom 10.42 Ft x 9.42 Ft

Foyer 11.08 Ft x 3.83 Ft

Laundry room 5.58 Ft x 3.58 Ft

Pantry 6.08 Ft x 4.67 Ft

3pc Bathroom 8.08 Ft x 6.67 Ft

Listing Presented By:



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