



## 350 Livingston Common Calgary Alberta

\$379,900

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 soirees 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 ch...

Primary Bedroom 12.33 Ft x 11.00 Ft

Living room 13.58 Ft x 10.58 Ft

Kitchen 13.58 Ft x 13.42 Ft

Den 6.33 Ft x 5.67 Ft

Bedroom 11.75 Ft x 9.58 Ft

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Laundry room Measurements not available

Listing Presented By:



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CIR Realty

**RE/MAX Realty Professionals**

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