



# 350 Livingston Common Calgary Alberta

\$369,900

A Must-See for First Time Home Buyers, Retirees or Investors alike! Welcome to this charming and bright 2 beds 2 baths, 3rd floor, SE corner unit in the desirable community of Livingston! Boasting a generous 856 sq ft of stylish living space, this home offers a perfect blend of comfort and modern convenience. Upon entering, you will be greeted with a private entrance that offers both privacy and functionality with both laundry room and a closet next to each. Step inside, you will find an open-concept layout bathed in natural light, courtesy of large windows on both the east side and south side, which highlight the unit's airy atmosphere. The spacious living and kitchen/dining areas are ideal for both entertaining and relaxing, while the well-appointed kitchen features contemporary finishes, stainless steel appliances and ample cabinetry for all your culinary needs. The master bedroom provides a serene retreat, complete with a sizable closet and a functional ensuite. An additional versatile room can be utilized as a second bedroom, home office, or guest space, catering to your lifestyle needs. Enjoy the comfort of in-unit air conditioners and the peace of mind that comes with a secure building. The unit also includes a titled underground parking stall ensuring you always have a warm place to park your vehicle in the cold Canadian winter. Located in the vibrant Livingston neighborhood, you're just moments away from parks, shopping, dining, and excellent public transport links. This corner unit not only offers a great living space but also a fantastic lifestyle opportunity. Don't miss your chance to own this brand new home. Schedule a viewing today and see for yourself why this could be your perfect new address!

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Other 14.92 Ft x 3.92 Ft  
 4pc Bathroom 8.33 Ft x 5.67 Ft  
 4pc Bathroom 5.25 Ft x 8.42 Ft  
 Laundry room 5.58 Ft x 4.00 Ft  
 Bedroom 10.58 Ft x 9.50 Ft

Primary Bedroom 10.50 Ft x 12.00 Ft  
 Kitchen 14.42 Ft x 13.75 Ft  
 Living room 10.83 Ft x 14.83 Ft  
 Den 6.08 Ft x 4.67 Ft  
 Other 6.67 Ft x 26.25 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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