

\$389,900 - 1215, 350 Livingston Common Ne, Calgary

MLS® #A2237021

\$389,900

2 Bedroom, 2.00 Bathroom, 855 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

**** 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 â€“ 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



#1215, 350 LIVINGSTON COMMON NE

REGA MEASUREMENT STANDARD - CALGARY AB
MAIN LEVEL (AG) - 854.82 Sq.Ft. / 79.41 m²
TOTAL ABOVE GRADE RMS SIZE - 854.82 Sq.Ft. / 79.41 m²



Country Hills BLVD, Stony Trail, and Deerfoot,
this home is an ideal choiceâ€”a small,
Pet-Friendly Complex with Board Approval.
Call your friendly REALTOR(R) 2 book a
viewing!

Built in 2018

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2237021 |
| Price | \$389,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 855 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 1215, 350 Livingston Common Ne |
| Subdivision | Livingston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1M5 |

Amenities

| | |
|----------------|---|
| Amenities | Elevator(s), Parking, Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Stall, Titled, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator, |

| | |
|--------------|--------------------------|
| | Washer, Window Coverings |
| Heating | Baseboard, Natural Gas |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Balcony, Courtyard, Lighting |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Wood F |



Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 3 |
| Zoning | M-2 |
| HOA Fees | 450 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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