

# \$340,000 - 2108, 350 Livingston Common Ne, Calgary

MLS® #A2212959

**\$340,000**

2 Bedroom, 2.00 Bathroom, 695 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

## NEW 2BED/2BATH IN LIVINGSTON!

Welcome to The Maverick, a modern condo with luxury vinyl plank flooring, bright windows, and an open floor plan. Enjoy a kitchen with stainless steel appliances, glossy subway tile backsplash, quartz counters, and a barn door leading to a walk-in pantry. The spacious master bedroom features a 3pc ensuite and walk-in closet. An oversized covered balcony, a second bedroom, and another 3pc bathroom complete the unit. Includes a titled underground parking spot. Access to the Livingston Hub's amenities and a great location near major roads.

Bus stop at 200m

Big Plazas with in 2 mins range

Great location for new Comers

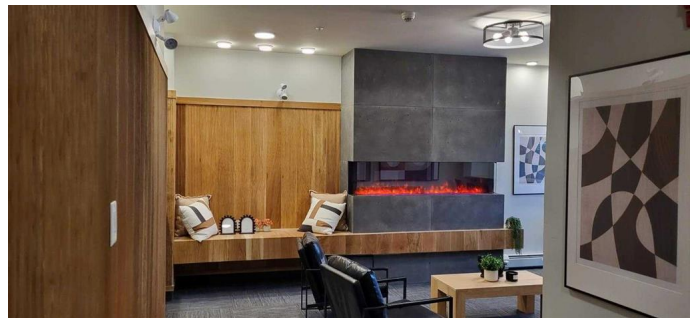
500m to Calgary's main highways Stoney Trail & 1 St NW - Calgary Top rated Nort West

Brand New Area

Good for rental income as well.

Balcony connected to main 1 St NW

Overall commutable place and best as in New as well as a investment property Come see it today!



Built in 2024

## Essential Information

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Price \$340,000

Bedrooms 2

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 695               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 2108, 350 Livingston Common Ne |
| Subdivision | Livingston                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3P 1M5                        |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Park, Playground |
| Parking Spaces | 1                |
| Parking        | Underground      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home  |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Electric  |
| Cooling           | Wall/Window Unit(s)  |
| # of Stories      | 4  |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Construction      | Composite Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 9                |
| Zoning         | M-2              |

HOA Fees                    473  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            URBAN-REALTY.ca

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