

# \$260,000 - 2310, 350 Livingston Common Ne, Calgary

MLS® #A2246324

**\$260,000**

1 Bedroom, 1.00 Bathroom, 515 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Welcome to this great THIRD FLOOR, one bedroom and one full bathroom unit, in the Maverick, in Livingston. This is a very desirable condominium building. This unit is nicely UPGRADED with a MODERN flair. Clean, white walls, crown mouldings and luxury vinyl plan flooring throughout. A nice, open, practical layout. Kitchen has STAINLESS STEEL, Whirlpool brand appliances, Caesarstone QUARTZ Countertops, and soft-close cabinets, ceiling height. Patio Door off of the Living Room leads to a well-sized, WEST Facing Balcony (22 feet long), with a BBQ GAS LINE hookup and views to West, North and South. The Primary Bedroom is a good size, with a large window and a nice WALK-IN CLOSET. There is a 4-piece main bathroom with a shower/SOAKER tub combination, and LAUNDRY area with organizers. The unit is AIR CONDITIONED. Take the stairs, or the ELEVATOR down to the HEATED, UNDERGROUND Parkade where you will find the TITLED stall (#17), and a STORAGE Locker (#39). A very impressive, clean condo building with a STYLISH & welcoming lobby area with cozy FIREPLACE and comfortable seating. Conveniently pick up your mail here. Garbage and Recycling are just outside. Great location with quick easy access to Stoney Trail and Country Hills Blvd. Lots of shopping and amenities nearby. SELLER WILL PAY FOR THE FIRST 3 MONTHS CONDO FEES!



Built in 2024

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246324          |
| Price          | \$260,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 515               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 2310, 350 Livingston Common Ne |
| Subdivision | Livingston                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3P 1M5                        |

Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Other, Parking, Secured Parking, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                    |
| Parking        | Heated Garage, Parkade, Secured, Underground                                         |

Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Crown Molding, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Wired for Data                       |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                                                   |
| Cooling           | Central Air                                                                                                                              |
| # of Stories      | 4                                                                                                                                        |

**Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, BBQ gas line          |
| Construction      | Cement Fiber Board, Wood Frame |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 14               |
| Zoning         | M-2              |
| HOA Fees       | 450              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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