

## 780-228-4266 al@grassrootsrealtygroup.ca

## 1308, 350 Livingston Common NE Calgary, Alberta

## MLS # A2214498



Heating:

Floors:

Roof:

**Basement:** Exterior:

Foundation: Features:

## \$310,888

	Division:	Livingston		
	Туре:	Residential/Low Rise (2-4 stories)		
	Style:	Apartment-Single Level Unit		
	Size:	701 sq.ft.	Age:	2018 (7 yrs old)
	Beds:	2	Baths:	2
	Garage:	Off Street, Stall, Underground		
	Lot Size:	-		
	Lot Feat:	-		
Baseboard		Water:	-	
Tile, Vinyl Plank		Sewer:	-	
Asphalt Shingle		Condo Fee	<b>e:</b> \$ 446	
		LLD:	-	
Composite Siding, Wood Frame		Zoning:	M-2	
-		Utilities:	-	
No Animal Home, No Smoking Home, Quartz Count	ters, Walk-In Cl	oset(s)		

Inclusions: TV Bracket in living Room, Portable Air-condition in the Bedroom (As -is condition)

This stunning condo features 2 Bedrooms, 2 full bathrooms, and 2 titled parking stalls (1 underground & 1 surface parking) It offers modern living with added convenience and is available for quick possession. There are two parking options: a heated underground stall and a surface stall, ideal for your vehicle and a guest, or you can rent one out for extra income. The kitchen boasts stainless steel appliances and quartz countertops. Luxury vinyl plank (LVP) flooring runs throughout the home, adding both style and durability. The primary bedroom includes a 3-pieceensuite and a walk-in closet, providing privacy and ample storage. A dedicated in-suite laundry room and a 4-piece guest bathroom add to the property's functionality. Located in the vibrant Livingston community, this home offers access to The Hub, a 35,000 sq. ft. facility that features three skating rinks, tennis and basketball courts, a gymnasium, a splash park, a playground, an outdoor amphitheater, and meeting rooms. It provides year-round activities, catering to both indoor and outdoor interests. The community's convenient transportation access includes guick routes to Stony Trail, Deerfoot Trail, and proximity to the airport. This makes it an excellent choice for residents seeking an active lifestyle with easy connectivity. Don't miss the opportunity to experience the vibrant Livingston community and everything The Hub has to offer. Book your showing today!