


2113, 350 Livingston Common

Calgary, Alberta

MLS # A2237786



\$298,000



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|--------------------|---|---------------|-------------------|--------|
| Division: | Livingston | | | |
| Type: | Residential/Low Rise (2-4 stories) | | | |
| Style: | Apartment-Single Level Unit | | | |
| Size: | 673 sq.ft. | Age: | 2024 (1 yrs old) | |
| Beds: | 2 | Baths: | 2 | |
| Garage: | Underground | | | |
| Lot Size: | - | | | |
| Lot Feat: | - | | | |
| Heating: | Baseboard | | Water: | - |
| Floors: | Vinyl Plank | | Sewer: | - |
| Roof: | - | | Condo Fee: | \$ 423 |
| Basement: | - | | LLD: | - |
| Exterior: | Aluminum Siding , Composite Siding, Wood Frame | | Zoning: | M-2 |
| Foundation: | - | | Utilities: | - |
| Features: | Closet Organizers, No Animal Home, Quartz Counters, Walk-In Closet(s) | | | |
| Inclusions: | N.A | | | |

Where Comfort Meets Community Living Whether you're a first-time buyer, downsizing, or looking for a smart investment, this stylish ground-floor unit checks every box. Featuring 2 spacious bedrooms, 2 full bathrooms, and ample in-suite storage, this brand new home in the sought-after community of Livingston offers both comfort and functionality in one unique package. Step into a bright, open-concept living space designed for convenience and connection. The sleek kitchen flows seamlessly into the living area, perfect for entertaining or quiet evenings at home. Get creative with high-end finishes that add a touch of elegance and transform the space into your perfect home. Nestled in a vibrant, growing neighbourhood, you'll enjoy easy access to Stoney Trail, making commuting or weekend getaways a breeze. But you may not want to leave – Livingston is a community built for lifestyle. Learn to play tennis, skate at the local hockey rink, or cool off with the kids at the splash park – all just 3 minutes away. This is more than just a home. It’s your entry into a balanced lifestyle filled with nature, recreation, and convenience. Don't miss your opportunity to be part of one of Calgary's most exciting new communities.