

**2214, 350 Livingston Common NE  
Calgary, Alberta**

**MLS # A2167589**



**\$375,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                         |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment                          |               |                  |
| <b>Size:</b>     | 850 sq.ft.                         | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Stall                     |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | Other                              |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Central  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Other, Vinyl Plank                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | See Remarks  | <b>Condo Fee:</b> | \$ 520 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame                                   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, No Animal Home, No Smoking Home, See Remarks |                   |        |

**Inclusions:** N/A

Welcome to this stunning 2-bedroom corner unit in the vibrant, up-and-coming community of Livingston! Boasting abundant natural light with large windows and a modern, open-concept layout, this condo offers the perfect blend of comfort and style. The spacious kitchen features sleek countertops, stainless steel appliances, and plenty of storage. Enjoy your morning coffee or evening sunsets on the private balcony with sweeping views of the neighborhood. Stay comfortable year-round with central A/C, perfect for those warm summer days. The primary bedroom includes a walk-through closet leading to a luxurious ensuite, while the second bedroom is perfect for guests or a cozy retreat. But that's not it &ndash; in the main living space, you have a Den equipped with outlets to be a study nook or your new home office. This unit also comes with a storage locker and titled parking! Located minutes from parks, shopping, and new community amenities, this condo is ideal for first-time buyers or investors. Don&rsquo;t miss your chance to own in one of Calgary&rsquo;s most exciting new communities!