

2112, 350 Livingston Common NE  
Calgary, Alberta

MLS # A2177010



## \$229,900

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	485 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Outside, Parking Lot, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 289
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*FIRST TIME BUYER ALERT!\*\*** This charming one-bedroom condo greets you with a cozy, welcoming vibe, complete with a sleek 3-piece bathroom, and convenient in-unit laundry &ndash; everything you need for effortless living. Envision yourself in the thoughtfully designed galley kitchen, where each meal becomes a moment to savor, flowing seamlessly into an open living and dining space that&rsquo;s perfect for unwinding or hosting intimate get-togethers. This charming one-bedroom condo greets you with a cozy, welcoming vibe, complete with a 3-piece bathroom, and convenient in-unit laundry &ndash; everything you need for effortless living. Envision yourself in the thoughtfully designed galley kitchen, where each meal becomes a moment to savor, flowing seamlessly into an open living and dining space that&rsquo;s perfect for unwinding or hosting intimate get-togethers. Your ground-floor patio is more than just an outdoor space; it's an extension of your home, perfect for morning coffee rituals, quiet reading moments, or unwinding with a glass of wine as the sun dips below the horizon. For your furry friend, a dedicated dog wash station, located in the underground parking area, makes it easy to keep your furry friend clean after a day of adventures. Just steps away, life truly opens up. The Livingston Hub - central 35,000 sq. ft. gathering place is your extended playground &ndash; an oasis of endless possibilities with its grand banquet hall, splash parks, skating rinks, tennis courts, and more. Here, you can feel the energy of a community designed for connection, laughter, and shared experiences. Immediate possession means you can begin this life now, effortlessly stepping into the blend of charm, comfort, and adventure that this condo offers. Make it yours and start living the life you&rsquo;ve imagined!