

2213, 350 Livingston Common NE  
Calgary, Alberta

MLS # A2164140



**\$339,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	675 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<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>	\$ 397
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry, Stone Counters		

**Inclusions:** Key Fob(s)

OPEN HOUSE WEDNESDAY SEPTEMBER 18th - 3:00pm -6:00pm pinch yourself because your home ownership dream is about to become a reality! Introducing the Maverick condos—a two-bedroom, two-bathroom paradise that’s like your favorite cozy blanket, but with far fewer crumbs. Nestled on the second floor, this unit guarantees you’ll be the grocery-carrying champion of the block. No more cardio sessions just to get your milk and eggs upstairs! And let’s talk parking—your car will finally have a front-row seat to your fabulous new life. Now, for the real cherry on top: this condo offers the perfect blend of a snug hideaway and city convenience. Located just off Stoney Trail, you’ll have quick access to shopping and dining galore. Need a quick getaway? The Ring Road and airport are practically begging you to hop in the car for a spontaneous adventure! Inside, prepare to be dazzled! The open-concept layout is so spacious that you might start to feel like you’re living in a magazine spread. With an abundance of windows letting in natural light, you’ll have to resist the urge to wear sunglasses indoors (unless you’re going for that Hollywood vibe). The brand-new finishes, including stylish vinyl plank flooring and a chic kitchen and bath, will have you living your best life in no time. And don’t forget the balcony—almost 20 feet of outdoor bliss where you can practice your best “so-relaxed” pose or simply enjoy your morning coffee while contemplating life’s mysteries (like why the laundry basket is never empty). In-suite laundry? Check! No more laundry day treks to the laundromat; you’ll feel like royalty with your stacked washer and dryer right at home. Plus, air conditioning and underground parking are included, so you can beat the heat and

avoid snow shoveling like a champ. This opportunity is too good to pass up. If you're ready to make this delightful spot your new home sweet home, give us a shout. Trust us, you'll want to see it in person before someone else swoops in and claims your dream!