

# \$298,000 - 2113, 350 Livingston Common, Calgary

MLS® #A2232871

**\$298,000**

2 Bedroom, 2.00 Bathroom, 673 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

## Where Comfort Meets Community Living

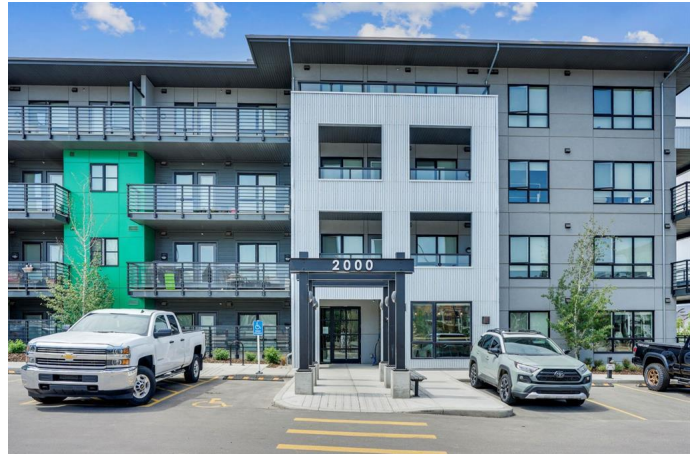
Whether you're a first-time buyer, downsizing, or looking for a smart investment, this stylish ground-floor unit checks every box. Featuring 2 spacious bedrooms, 2 full bathrooms, and ample in-suite storage, this brand new home in the sought-after community of Livingston offers both comfort and functionality 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 â€“ 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 â€“ all just 3 minutes away.

This is more than just a home. Itâ€™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.



Built in 2024

Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2232871          |
| Price          | \$298,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 673               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2113, 350 Livingston Common |
| Subdivision | Livingston                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3P 1M5                     |

Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 1                                                             |
| Parking        | Underground                                                   |

Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Quartz Counters, Storage                                                    |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                      |
| Cooling           | None                                                                                           |
| # of Stories      | 4                                                                                              |
| Basement          | None                                                                                           |

Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony, Lighting                             |
| Construction      | Composite Siding, Wood Frame, Aluminum Siding |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 7               |
| Zoning         | M-2             |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | 4th Street Holdings Ltd. |
|----------------|--------------------------|

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