

# \$389,900 - 1215, 350 Livingston Common Ne, Calgary

MLS® #A2237021

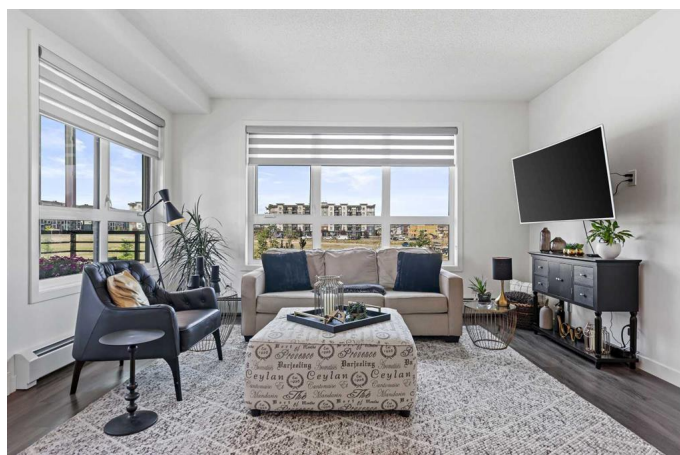
**\$389,900**

2 Bedroom, 2.00 Bathroom, 855 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

**\*\* OUCH ALERT: "2" Hot To Handle Price - \$389,900 \*\* WOW \*\*** Sunny south-facing balcony views and located in the highly sought-after community of Livingston, you will discover a lovely, upgraded, bright, and beautiful 2-bedroom, 2-bath plus 2nd floor model with 2-parking stalls - Immediate Possession!! This home is located in the Maverick's building, ideally within walking distance to terrific amenities outside your door - Live healthy with an unrivaled community experience, from work to working out, dining to shopping, studying to a movie night. New urbanity, Livingston reflects the values of the people who choose to live, work, play, learn, settle & thrive. Livingston Community membership benefits include access to the Livingston Hub, park, and facility, including a banquet hall, splash park, skating, tennis, badminton, and gym facilities. Bonus: MOVE IN NOW! RARE 2 titled parking, 26.5' x 6.1' balcony with glass railing. Value Added features â€“ Check and Compare; 855 RMS sq. ft. of living space. Nice and cozy extras... modern white-painted casings, doors, and baseboards, convenient laundry with storage and a stacked washer/dryer. Upgraded shaker white Maple Kitchen cabinets doors with tall uppers + cabinets + lots of countertop space, dual basin stainless steel sink, full height tile backsplash, pull-out kitchen faucet, pantry room with more storage & freezer. Enjoy all that Maverick offers with a modern home that reflects fantastic value! With quick access to



## #1215, 350 LIVINGSTON COMMON NE

REGA MEASUREMENT STANDARD - CALGARY AB  
MAIN LEVEL (AG) - 854.82 Sq.Ft. / 79.41 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 854.82 Sq.Ft. / 79.41 m<sup>2</sup>



Country Hills BLVD, Stony Trail, and Deerfoot,  
this home is an ideal choiceâ€”a small,  
Pet-Friendly Complex with Board Approval.  
Call your friendly REALTOR(R) 2 book a  
viewing!

Built in 2018

### Essential Information

MLS® #	A2237021
Price	\$389,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	855
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1215, 350 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1M5

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall, Titled, Underground

### Interior

Interior Features	Closet Organizers, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator,

	Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Balcony, Courtyard, Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood F



## Additional Information

Date Listed	July 4th, 2025
Days on Market	65
Zoning	M-2
HOA Fees	450
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
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