

\$278,000 - 2113, 350 Livingston Common Ne, Calgary

MLS® #A2267337

\$278,000

2 Bedroom, 2.00 Bathroom, 673 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

An incredible opportunity to own a 2-bedroom, 2-bath condo in one of Calgary's fastest growing communities – all for only \$285,000! Step into modern comfort in this thoughtfully designed, open-concept condo featuring:

- Two spacious bedrooms on opposite sides of the unit
- Two full bathrooms, including a primary ensuite
- Open living space that flows seamlessly into the kitchen – perfect for everyday living and entertaining
- Contemporary kitchen with plenty of cabinetry and counter space
- Generous storage solutions throughout the unit for maximum functionality
- Underground assigned parking for convenience and year-round comfort
- Private enclosed balcony – a rare feature that can be transformed into your personal theatre room, cozy lounge, or four-season retreat!

Located in the vibrant community of Livingston, this home offers incredible lifestyle potential with easy access to:

- Walking paths and scenic parks
- Community amenities and future retail hub
- Schools, playgrounds, and recreation spaces
- Quick access to Stoney Trail, making commuting a breeze

This is more than just a condo – it's a chance to be part of a thriving, master-planned neighborhood designed for connection and quality of life.



Move in and make it your own!

Built in 2024

Essential Information

MLS® #	A2267337
Price	\$278,000
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 Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1M5

Amenities

Amenities	Elevator(s), Parking, Visitor Parking, Dog Run
Parking Spaces	1
Parking	Assigned, Underground

Interior

Interior Features	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Lighting, Awning(s), Dog Run
Construction	Composite Siding, Wood Frame, Aluminum Siding

Additional Information

Date Listed	October 28th, 2025
Days on Market	11
Zoning	M-2
HOA Fees	404
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.