

## 1112, 350 Livingston Common NE Calgary, Alberta

**MLS # A2224871**



# \$239,900

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	484 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 310
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding , Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** N/A

Welcome to this modern one-bedroom condo, located in the Maveric, Livingston. Featuring high ceilings, well planned galley kitchen with stainless steel appliances. Laundry is conveniently located in the unit, plus vinyl plank flooring throughout, with the exception of cozy wall to wall carpet in the master bedroom. Outside boasts a private patio/balcony, natural gas hookup. This condo is in an ideal location just steps from one of North Calgary's newest shopping areas to be developed, Town Centre, newest development to include an anchor tenant major grocery store, easy access to Stony Trail, parks, bicycle, and walking paths. Livingston Community membership benefits include access to the Livingston Hub, park and facility, including banquet hall, splash park, skating, tennis, badminton, and gym facilities.