



1402, 350 Livingston Common NE Calgary, Alberta

MLS # A2253035



\$359,000

Division:	Livingston				
Type:	Residential/Low Rise (2-4 stories)				
Style:	Apartment-Single Level Unit				
Size:	892 sq.ft.	Age:	2018 (7 yrs old)		
Beds:	2	Baths:	2		
Garage:	Underground				
Lot Size:	-				
Lot Feat:	-				

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 544
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-

Features: Elevator, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)

Inclusions: n/a

ions: n/a

TOP-FLOOR GEM in Livingston! This stunning 2-BEDROOM + DEN, 2-BATH condo delivers 892 SQFT of bright, open living space with soaring 10-FOOT CEILINGS and ZERO NEIGHBORS ABOVE. Freshly painted in 2025, it showcases a sleek MODERN KITCHEN, spacious bedrooms, a versatile DEN (ideal for your home office or fitness space), and a LARGE COVERED BALCONY with tranquil northeast views — the perfect spot for morning coffee or evening relaxation. Your CONDO FEES COVER HEAT & WATER, and you' Il love the convenience of IN-SUITE LAUNDRY, ASSIGNED PARKING, and a PET-FRIENDLY BUILDING (with board approval) complete with its own COMMUNITY DOG PARK. Step outside and experience everything LIVINGSTON has to offer — scenic PARKS, winding WALKING PATHS, and the LIVINGSTON HUB, featuring a full FITNESS CENTER, GYMNASIUM, SPLASH PARK, and year-round COMMUNITY EVENTS. With quick access to STONEY TRAIL, you're perfectly positioned to get anywhere in Calgary in minutes. Whether you're a FIRST-TIME BUYER, INVESTOR, or simply seeking LOW-MAINTENANCE LIVING in a vibrant, growing neighborhood — this condo truly checks every box.