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GRASSROOTS
REALTY GROUP

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1402, 350 Livingston Common NE
Calgary, Alberta

MLS # A2253035

$409,999

Division:	Livingston
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Penthouse

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:**	$ 551
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

Welcome to this penthouse corner unit in the vibrant community of Livingston! Sitting on a quiet street with no neighbours above, this NE-facing condo offers unobstructed prairie views from a large covered balcony. With 892 sqft, 10 ft ceilings, 2 BEDROOMS, 2 BATHROOMS, plus a versatile DEN, this home is freshly painted (2025) and filled with natural light. The modern kitchen features quartz counters, stainless steel appliances, subway tile backsplash, and luxury vinyl plank flooring. The primary suite includes a 4-piece ensuite, while the second bedroom, full bath, and den provide flexibility. Extras include in-suite laundry, titled parking, and a storage unit. Residents enjoy access to the Livingston Hub with gym, skating rinks, tennis & basketball courts, splash park, playgrounds, and more. Dog owners will love the community dog park right in the middle of the complex! Quick access to Stoney Trail, Deerfoot, the airport, downtown, and the mountains makes this the perfect mix of comfort and convenience.