

2314, 350 Livingston Common NE
Calgary, Alberta

MLS # A2299072



\$310,000

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| Division: | Livingston | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 858 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 536 |
| Basement: | - | LLD: | - |
| Exterior: | Cement Fiber Board, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Elevator, No Animal Home, No Smoking Home, Wired for Data | | |

Inclusions: none

Welcome to the Maverick in Livingston — a beautifully upgraded, modern 2-BEDROOM + DEN, CORNER unit offering style, comfort, and exceptional natural light. This unit is PRICED to SELL! LIKE NEW - NO GST! Located on the 3rd FLOOR, this BRIGHT and SPACIOUS unit features large WINDOWS on TWO SIDES, filling the space with SUNLIGHT throughout the day. The open-concept layout seamlessly connects the kitchen, dining, and living areas, creating an inviting atmosphere for both everyday living and entertaining. The kitchen is thoughtfully designed with shaker-style cabinetry, ceiling-height cupboards, quartz countertops, tile backsplash, and stainless steel Whirlpool appliances. The primary bedroom includes a walk-in closet and a well-appointed 4-piece ENSUITE, while the second bedroom is conveniently located near the main bathroom. The DEN, enclosed with a sleek barn door, is IDEAL for a home office, or flex space. Step outside to your EXPANSIVE 23-foot private, SW facing BALCONY— a standout feature of this unit — offering open, far-reaching views and a vibrant urban outlook, with sightlines stretching all the way to downtown Calgary. Actually feels like you're on the top floor, with views both South and West. Additional features include luxury vinyl plank flooring, AIR CONDITIONING, LED lighting, roller blinds, and a LAUNDRY room with shelving. This unit includes a TITLED, HEATED UNDERGROUND PARKING and an underground, secure STORAGE locker. The attractive, CLEAN, and well-maintained building offers ELEVATOR access, VISITOR parking, and a warm, welcoming common area. Located close to shopping, AMENITIES, and MAJOR routes including Stoney Trail, Deerfoot Trail, and Country Hills Boulevard — this home combines convenience with MODERN living and truly needs to be

experienced in person to appreciate the light, layout, and expansive views it offers. GREAT VALUE HERE! Call your favorite Realtor to view!