

# \$229,000 - 1110, 350 Livingston Common Ne, Calgary

MLS® #A2196178

**\$229,000**

1 Bedroom, 1.00 Bathroom, 516 sqft  
Residential on 0.05 Acres

Livingston, Calgary, Alberta

Great Investment or first time property buyer opportunity! The location is easily accessible, with quick access to the airport and across the city via Stoney Trail. The MAVERICK building built by Homes by Avi offers trendy, maintenance-free living in the new North. This gorgeous 1-bedroom apartment has luxury vinyl plank flooring in the kitchen, which features stainless steel appliances, quartz countertops, and ample storage space. The living room provides access to a full-width covered balcony, roomy enough for a barbecue, and furniture, which could be a great spot to relax. Enjoy the convenience of in-suite laundry and storage. - it offers everything you could need. There are so many amenities in the area - hockey rinks, skate board parks, Livingston Pump Track (for kids to practice bike tricks), tennis court, indoor gym, picnic area and splash park, walking path around the ponds, off leash park. Nearby retail services include Superstore, Costco and Crossiron Mills Mall and Theatre. This community has it all! Overall, this property in Livingston is a great option for anyone looking for a stylish, low-maintenance apartment with easy access to amenities and transportation. Call TODAY to view!

Built in 2018

## Essential Information

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|                |               |
|----------------|---------------|
| Price          | \$229,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 516           |
| Acres          | 0.05          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

### **Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 1110, 350 Livingston Common Ne |
| Subdivision | Livingston                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3P 1M5                        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Snow Removal, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Titled, Stall                              |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| # of Stories      | 4  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Playground                    |
| Construction      | Composite Siding, Concrete, Wood Frame |
| Foundation        | Poured Concrete                        |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 49                  |
| Zoning         | M-2                 |
| HOA Fees       | 400                 |
| HOA Fees Freq. | ANN                 |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | TrustPro Realty |
|----------------|-----------------|

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