

\$260,000 - 2310, 350 Livingston Common Ne, Calgary

MLS® #A2246324

\$260,000

1 Bedroom, 1.00 Bathroom, 515 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Welcome to this great THIRD FLOOR, one bedroom and one full bathroom unit, in the Maverick, in Livingston. This is a very desirable condominium building. This unit is nicely UPGRADED with a MODERN flair. Clean, white walls, crown mouldings and luxury vinyl plan flooring throughout. A nice, open, practical layout. Kitchen has STAINLESS STEEL, Whirlpool brand appliances, Caesarstone QUARTZ Countertops, and soft-close cabinets, ceiling height. Patio Door off of the Living Room leads to a well-sized, WEST Facing Balcony (22 feet long), with a BBQ GAS LINE hookup and views to West, North and South. The Primary Bedroom is a good size, with a large window and a nice WALK-IN CLOSET. There is a 4-piece main bathroom with a shower/SOAKER tub combination, and LAUNDRY area with organizers. The unit is AIR CONDITIONED. Take the stairs, or the ELEVATOR down to the HEATED, UNDERGROUND Parkade where you will find the TITLED stall (#17), and a STORAGE Locker (#39). A very impressive, clean condo building with a STYLISH & welcoming lobby area with cozy FIREPLACE and comfortable seating. Conveniently pick up your mail here. Garbage and Recycling are just outside. Great location with quick easy access to Stoney Trail and Country Hills Blvd. Lots of shopping and amenities nearby. SELLER WILL PAY FOR THE FIRST 3 MONTHS CONDO FEES!



Built in 2024

Essential Information

MLS® #	A2246324
Price	\$260,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	515
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2310, 350 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1M5

Amenities

Amenities	Elevator(s), Other, Parking, Secured Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Underground

Interior

Interior Features	Closet Organizers, Crown Molding, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Cement Fiber Board, Wood Frame

Additional Information

Date Listed	August 6th, 2025
Days on Market	23
Zoning	M-2
HOA Fees	450
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.