# \$295,000 - 3108, 350 Livingston Common Ne, Calgary

MLS® #A2205639

# \$295,000

2 Bedroom, 2.00 Bathroom, 696 sqft Residential on 0.00 Acres

Livingston, Calgary, Alberta

Exceptional value awaits at The Maverick in Livingston! This beautifully designed. brand-new 2-bedroom condo is positioned to move quicklyâ€"don't miss your chance to own in one of Calgary's most desirable communities. Step inside to discover nearly 700 sq ft of thoughtfully developed space, featuring luxury vinyl plank flooring and a bright, open layout perfect for effortless living. The stylish kitchen is equipped with stainless steel appliances and ample cabinetry, while the living room's large windows fill the space with natural light. Step out to your private porchâ€"ideal for entertaining or relaxingâ€"with a convenient gas line for your BBQ. The primary bedroom boasts an ensuite bath, complemented by a second spacious bedroom and an additional 4-piece bath. Enjoy the ease of in-unit laundry, extra storage, and a titled underground parking stall in the heated parkadeâ€"keeping your vehicle warm during Calgary's chilly winters. Residents of The Maverick also gain access to the impressive 35,000 sq ft Livingston Hub amenitiesâ€"featuring a splash park, tennis courts, skating rinks, basketball, ping pong, board rooms, and moreâ€"just minutes from your door. The location is unbeatable, offering quick access to the YYC Airport, CrossIron Mills, Costco, Superstore, and major roadways, plus extensive bike routes and pedestrian pathways. This is your opportunity to own a move-in-ready home with unbeatable valueâ€"call your favourite realtor today to







#### Built in 2024

## **Essential Information**

MLS® # A2205639 Price \$295,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 696
Acres 0.00
Year Built 2024

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 3108, 350 Livingston Common Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P1M5

#### **Amenities**

Amenities Snow Removal, Trash

Parking Spaces 1

Parking Parkade, Titled, Underground

#### Interior

Interior Features Open Floorplan, Stone Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Baseboard

Cooling None

# of Stories 4

## **Exterior**

Exterior Features Balcony

Construction Concrete, Wood Frame

## **Additional Information**

Date Listed March 25th, 2025

Days on Market 16

Zoning M-2

HOA Fees 206

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Gravity Realty Group

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