

# \$257,500 - 2405, 350 Livingston Common Ne, Calgary

MLS® #A2210249

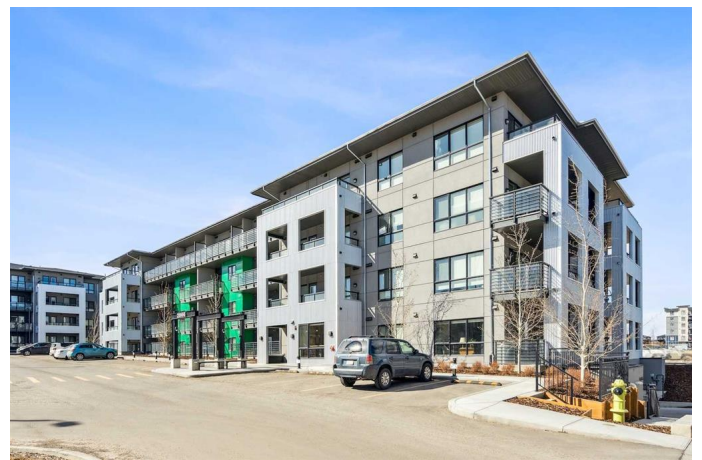
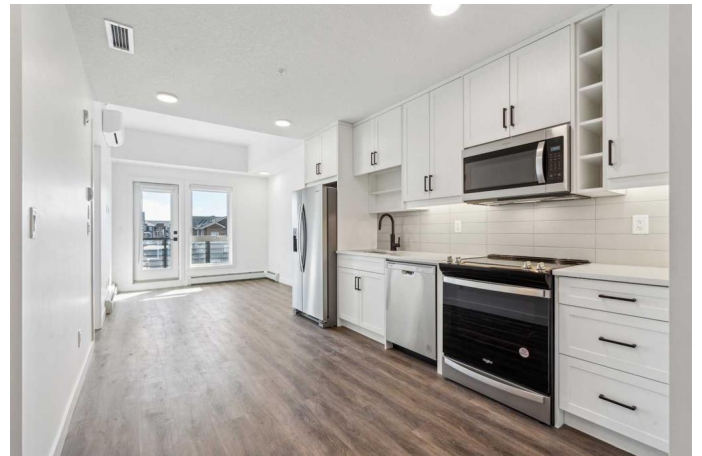
**\$257,500**

1 Bedroom, 1.00 Bathroom, 511 sqft  
Residential on 0.00 Acres

Livingston, Calgary, Alberta

Discover Condo 2405 at Maverick Condos in Livingston; a top floor, never lived-in suite loaded with upgrades. Here are 5 things we love about this home (and we're sure you will too):

- 1. A CONTEMPORARY + FUNCTIONAL FLOORPLAN:** Proof once again that good things come in small packages this condo packs a lot into 511 SqFt! Featuring 10'™ ceilings, air-conditioning, Luxury Vinyl Plank flooring and floor-to-ceiling windows. The open concept kitchen is truly the heart of this home with a stainless steel appliance package, under-cabinet lighting, sleek quartz counters and a ton of storage space while the living room is a standout with impressive 10'™ ceilings and access to your oversized balcony complete with gas line. The bedroom accommodates your furnishings with a walk-in closet while the 4-piece bathroom is nicely appointed with quartz counter and fully tiled bath surround.
- 2. OUTDOOR SPACE:** Have you noticed balconies keep getting smaller and smaller in condos? We have too but that's not the case here! The private, east-facing balcony spans the entire width of the condo and does not face into another building or onto a busy street. Bonus: there's a convenient BBQ gas line.
- 3. MORE THAN YOU EXPECT:** From 10'™ ceilings and oversized windows to air conditioning, LVP flooring, underground parking and separate storage locker this condo is special and definitely deserves your attention.
- 4. A NEW FORWARD-THINKING CONDO COMPLEX:**



2405-350 Livingston Common NE, Calgary, AB



While reports are excluded from total floor area in OUTSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Maverick Condos in Livingston is a 3-building condo development built by Homes by Avi. Featuring 11 different floorplans, gorgeous visitor lounge, ample visitor parking and even a private off leash dog park for residents. 5. A CONVENIENT & LIVELY COMMUNITY: Livingston is an established yet still growing community in North Calgary. Residents enjoy housing styles to fit every need and budget along with close-by amenities and the amazing community focused Livingston HUB, an impressive 35,000 SqFt facility featuring splash pad, skating rink, hockey rink, tennis courts, gymnasium with registered programs and free use times, amphitheater and available room rentals. This is a private HOA for Living residents and their guests. Commuting Downtown or to the mountains is a breeze with easy access to Stoney Trail, 14th and Centre Streets.

Built in 2024

### Essential Information

MLS® #	A2210249
Price	\$257,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	511
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2405, 350 Livingston Common Ne
Subdivision	Livingston
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3P 1M5

### **Amenities**

Amenities	Dog Park, Elevator(s), Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Wall/Window Unit(s)
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Storage, Dog Run
Construction	Composite Siding, Wood Frame

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	12
Zoning	m-2
HOA Fees	400
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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