

# \$295,900 - 1308, 350 Livingston Common Ne, Calgary

MLS® #A2214498

**\$295,900**

2 Bedroom, 2.00 Bathroom, 701 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Reduced Price!!! This stunning condo features 2 Bedrooms, 2 full Bathrooms, and 2 Titled Parking Stalls ( 1 underground & 1 surface parking) It offers modern living with added convenience and is available for quick possession. There are two parking options: a heated underground stall and a surface stall, ideal for your vehicle and a guest, or you can rent one out for extra income. The kitchen boasts stainless steel appliances and quartz countertops. Luxury vinyl plank (LVP) flooring runs throughout the home, adding both style and durability. The primary bedroom includes a 3-piece ensuite and a walk-in closet, providing privacy and ample storage. A dedicated in-suite laundry room and a 4-piece guest bathroom add to the property's functionality. Located in the vibrant Livingston community, this home offers access to The Hub, a 35,000 sq. ft. facility that features three skating rinks, tennis and basketball courts, a gymnasium, a splash park, a playground, an outdoor amphitheater, and meeting rooms. It provides year-round activities, catering to both indoor and outdoor interests. The community's convenient transportation access includes quick routes to Stony Trail, Deerfoot Trail, and proximity to the airport. This makes it an excellent choice for residents seeking an active lifestyle with easy connectivity. Don't miss the opportunity to experience the vibrant Livingston community and everything The Hub has to offer. Book your showing today!



Built in 2018

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2214498          |
| Price          | \$295,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 701               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1308, 350 Livingston Common Ne |
| Subdivision | Livingston                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3P 1M5                        |

## Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Storage, Visitor Parking       |
| Parking Spaces | 2                              |
| Parking        | Underground, Off Street, Stall |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Walk-In Closet(s), Quartz Counters                             |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | Other   |
| # of Stories      | 4   |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

|              |                              |
|--------------|------------------------------|
| Roof         | Asphalt Shingle              |
| Construction | Composite Siding, Wood Frame |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 63            |
| Zoning         | M-2           |
| HOA Fees       | 467           |
| HOA Fees Freq. | ANN           |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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