

# \$244,900 - 1408, 350 Livingston Common Ne, Calgary

MLS® #A2236132

**\$244,900**

1 Bedroom, 1.00 Bathroom, 512 sqft

Residential on 0.00 Acres

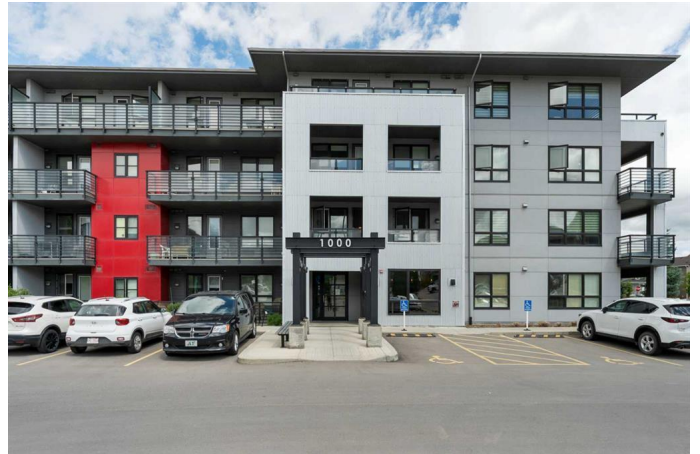
Livingston, Calgary, Alberta

FIRST MONTH CONDO FEES WILL BE PAID BY SELLER UPON HAVING A FIRM SALE BY AUGUST 22ND, 2025! Stop renting and own your own affordable condo! Welcome to this 1 bed, 1 bath condo located on the Top Floor, boasting an oversized balcony on the quiet side of the building offering residential views. This prestigious condo offers newer finishings and upgrades including quartz counters, S/S appliances, floor to ceiling cabinets, laminate flooring and carpet. This great unit includes a stacking washer and dryer and some in suite storage. This is a secure building with titled above ground parking and assigned storage in the parking garage (locker #24). Prime location gives you quick access to Stoney Trail, the airport, ring road, shopping and restaurants. This property is great for an investor, first time buyer or someone looking to get out of the rental market.

Built in 2018

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2236132  |
| Price          | \$244,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 512       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2018              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1408, 350 Livingston Common Ne |
| Subdivision | Livingston                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3P 1M5                        |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Clubhouse, Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                                |
| Parking        | Stall                                            |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Quartz Counters, Storage                                        |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                                      |
| Cooling           | None                                                                                           |
| # of Stories      | 4                                                                                              |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Construction      | Composite Siding, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 35             |
| Zoning         | M-2            |
| HOA Fees       | 472            |
| HOA Fees Freq. | MON            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.