# \$349,000 - 2115, 350 Livingston Common Ne, Calgary

MLS® #A2242419

## \$349,000

2 Bedroom, 2.00 Bathroom, 852 sqft Residential on 0.00 Acres

Livingston, Calgary, Alberta

Step into the lifestyle you've been waiting for with this bright and beautifully appointed 2-bedroom, 2-bath southeast-facing corner condo in the thriving community of Livingston. Bathed in natural light and thoughtfully designed, this move-in ready home features modern vinyl plank flooring, sleek lighting, and convenient in-suite laundry. A versatile den adds convenient extra storage or the perfect work-from-home nook, while the open-concept layout flows effortlessly into your own expansive private patio - an ideal outdoor extension of your living space, perfect for morning coffee or evening wind-downs. Titled underground parking ensures year-round comfort and peace of mind, with added conveniences like a dog wash and car wash station also located in the secure underground space. Situated just minutes from the airport, CrossIron Mills, and with seamless access to Stoney and Deerfoot Trails, you're perfectly connected to everything Calgary has to offer. Plus, enjoy unmatched community amenities - from outdoor skating rinks and splash parks to a full gymnasium and multi-sport courts. Whether you're a first-time buyer, investor, or seeking a smart lifestyle upgrade, this vacant unit is ready for immediate possession. Don't miss your chance to live where convenience, comfort, and community come together.







Built in 2024

#### **Essential Information**

MLS® # A2242419 Price \$349,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 852
Acres 0.00
Year Built 2024

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 2115, 350 Livingston Common Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P1M5

**Amenities** 

Amenities Elevator(s), Parking, Secured Parking, Visitor Parking, Dog Run

Parking Spaces 1

Parking Underground, Parkade

Interior

Interior Features No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub,

Storage, Vinyl Windows

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings, Wall/Window Air Conditioner

Heating Baseboard Cooling Central Air

# of Stories 4

**Exterior** 

Exterior Features Dog Run

Construction Wood Frame, Cement Fiber Board

## **Additional Information**

Date Listed July 24th, 2025

Days on Market 84

Zoning M-2

## **Listing Details**

Listing Office eXp 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.