

**2315, 350 Livingston Common NE**  
**Calgary, Alberta**

**MLS # A2166330**



**\$385,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	856 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 512
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Glass, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

A Must-See for First Time Home Buyers or Investors alike! Welcome to this charming and bright 2 beds 2 baths 3rd floor SE corner unit in the desirable Livingston community of Calgary! Boasting a generous 856 sq ft of stylish living space, this home offers a perfect blend of comfort and modern convenience. Upon entering, you will be greeted with a private entrance that offers both privacy and functionality with both laundry room and closet next to each. Step inside, you will find an open-concept layout bathed in natural light, courtesy of large windows that highlight the unit's airy atmosphere. The spacious living and kitchen/dining areas are ideal for both entertaining and relaxing, while the well-appointed kitchen features contemporary finishes, stainless steel appliances and ample cabinetry for all your culinary needs. The master bedroom provides a serene retreat, complete with a sizable closet and a functional ensuite. An additional versatile room can be utilized as a second bedroom, home office, or guest space, catering to your lifestyle needs. Enjoy the comfort of in-unit air conditioners and the peace of mind that comes with a secure building. The unit also includes a titled underground parking stall, ensuring you always have a warm place to park your vehicle in the Canadian harsh winter. Located in the vibrant Livingston neighborhood, you're just moments away from parks, shopping, dining, and excellent public transport links. This corner unit not only offers a great living space but also a fantastic lifestyle opportunity. Don't miss your chance to own this brand new home. Schedule a viewing today and see for yourself why this could be your perfect new address!