

# \$295,000 - 3108, 350 Livingston Common Ne, Calgary

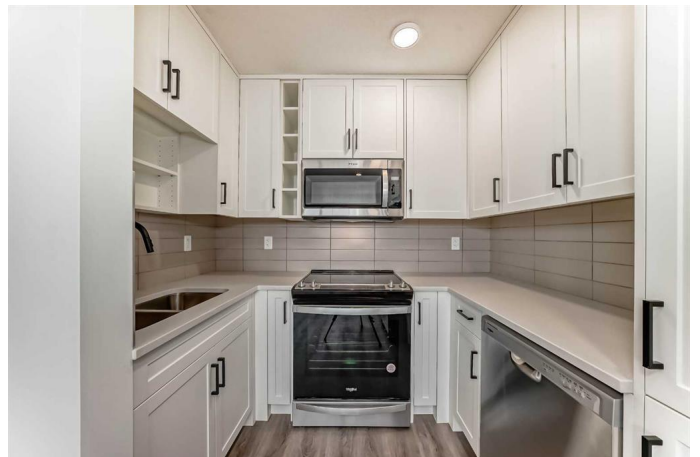
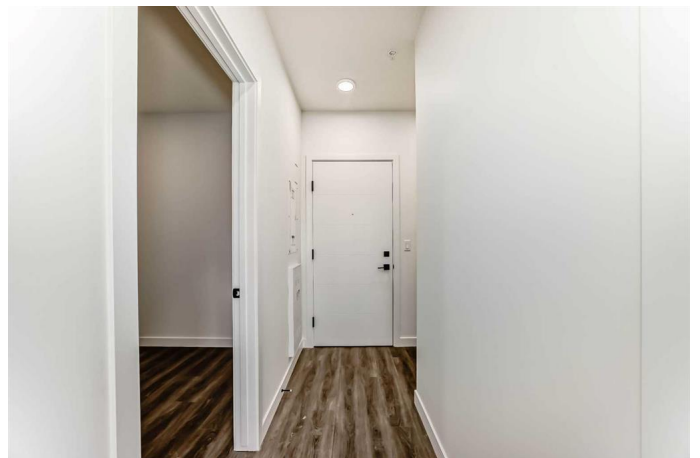
MLS® #A2205639

**\$295,000**

2 Bedroom, 2.00 Bathroom, 696 sqft  
Residential on 0.00 Acres

Livingston, Calgary, Alberta

Exceptional value awaits at The Maverick in Livingston! This beautifully designed, brand-new 2-bedroom condo is positioned to move quickly—don't miss your chance to own in one of Calgary's most desirable communities. Step inside to discover nearly 700 sq ft of thoughtfully developed space, featuring luxury vinyl plank flooring and a bright, open layout perfect for effortless living. The stylish kitchen is equipped with stainless steel appliances and ample cabinetry, while the living room's large windows fill the space with natural light. Step out to your private porch—ideal for entertaining or relaxing—with a convenient gas line for your BBQ. The primary bedroom boasts an ensuite bath, complemented by a second spacious bedroom and an additional 4-piece bath. Enjoy the ease of in-unit laundry, extra storage, and a titled underground parking stall in the heated parkade—keeping your vehicle warm during Calgary's chilly winters. Residents of The Maverick also gain access to the impressive 35,000 sq ft Livingston Hub amenities—featuring a splash park, tennis courts, skating rinks, basketball, ping pong, board rooms, and more—just minutes from your door. The location is unbeatable, offering quick access to the YYC Airport, CrossIron Mills, Costco, Superstore, and major roadways, plus extensive bike routes and pedestrian pathways. This is your opportunity to own a move-in-ready home with unbeatable value—call your favourite realtor today to



schedule a viewing before it's gone!

Built in 2024

### Essential Information

MLS® #	A2205639
Price	\$295,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	696
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3108, 350 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1M5

### Amenities

Amenities	Snow Removal, Trash
Parking Spaces	1
Parking	Parkade, Titled, Underground

### Interior

Interior Features	Open Floorplan, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features    Balcony  
Construction        Concrete, Wood Frame

## Additional Information

Date Listed         March 25th, 2025  
Days on Market     8  
Zoning               M-2  
HOA Fees            206  
HOA Fees Freq.    ANN

## Listing Details

Listing Office       Gravity Realty Group

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