

**1402, 350 Livingston Common NE**  
**Calgary, Alberta**

**MLS # A2253035**



**\$380,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	892 sq.ft.	<b>Age:</b>	2018 (7 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>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 551
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

**Inclusions:** n/a

Price Drop Alert! Penthouse Corner Unit in Livingston &dash; Quick Possession! Top-floor 2 BED + DEN, 2 BATH condo with 892 SQFT, 10 FT ceilings, and no neighbors above. Freshly painted (2025), this bright home features a modern open layout, spacious bedrooms, a versatile den, and a large covered balcony with Northeast views. Condo fees include HEAT & WATER, plus enjoy in-suite laundry, assigned parking, and a pet-friendly building (with board approval) &mdash; complete with a community dog park. Located in Calgary's growing Livingston community with parks, pathways, and the Livingston Hub offering fitness, sports courts, and year-round activities. Quick access to Stoney Trail makes commuting a breeze. Perfect for first-time buyers, investors, or pet lovers. Book your showing today!