

1402, 350 Livingston Common NE  
Calgary, Alberta

MLS # A2253035



**\$370,000**

<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

This TOP-FLOOR condo offers 2 BEDROOMS + DEN, 2 FULL BATHROOMS, and 892 SQFT of bright, open living space with 10 FT CEILINGS and NO NEIGHBORS ABOVE. Freshly painted in 2025, it features a MODERN KITCHEN, spacious bedrooms, a FLEXIBLE DEN (perfect for a home office or gym), and a LARGE COVERED BALCONY with peaceful northeast views. Your CONDO FEES INCLUDE HEAT AND WATER, plus you'll have IN-SUITE LAUNDRY, ASSIGNED PARKING, and access to a PET-FRIENDLY BUILDING (with board approval) that even includes a COMMUNITY DOG PARK. Enjoy everything LIVINGSTON has to offer &mdash; PARKS, WALKING PATHS, and the LIVINGSTON HUB with a FITNESS CENTER, GYMNASIUM, SPLASH PARK, and year-round COMMUNITY EVENTS. With quick access to STONEY TRAIL, you're just minutes from anywhere in the city. This home checks all the boxes for FIRST-TIME BUYERS, INVESTORS, or anyone looking for LOW-MAINTENANCE LIVING in one of Calgary's newest and most vibrant communities.