

# \$399,000 - 2115, 350 Livingston Common Ne, Calgary

MLS® #A2242419

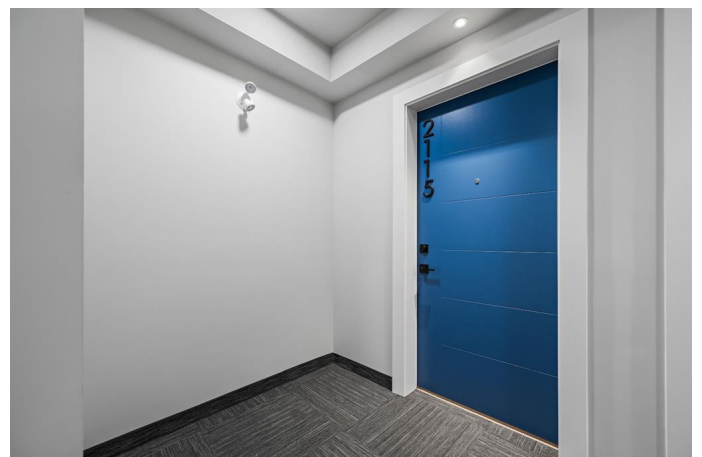
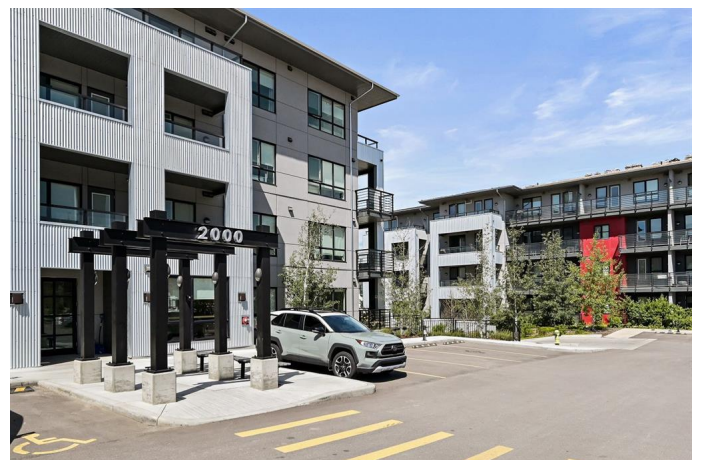
**\$399,000**

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

Livingston, Calgary, Alberta

Step into the lifestyle youâ€™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, youâ€™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 youâ€™re a first-time buyer, investor, or seeking a smart lifestyle upgrade, this vacant unit is ready for immediate possession. Donâ€™t miss your chance to live where convenience, comfort, and community come together.

Built in 2024



## Essential Information

MLS® #	A2242419
Price	\$399,000
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	Dog Run, Elevator(s), Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Dog Run
Construction	Cement Fiber Board, Wood Frame

## **Additional Information**

Date Listed	July 24th, 2025
Days on Market	31
Zoning	M-2

## **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.