

# \$359,000 - 1402, 350 Livingston Common Ne, Calgary

MLS® #A2253035

**\$359,000**

2 Bedroom, 2.00 Bathroom, 892 sqft

Residential on 0.00 Acres

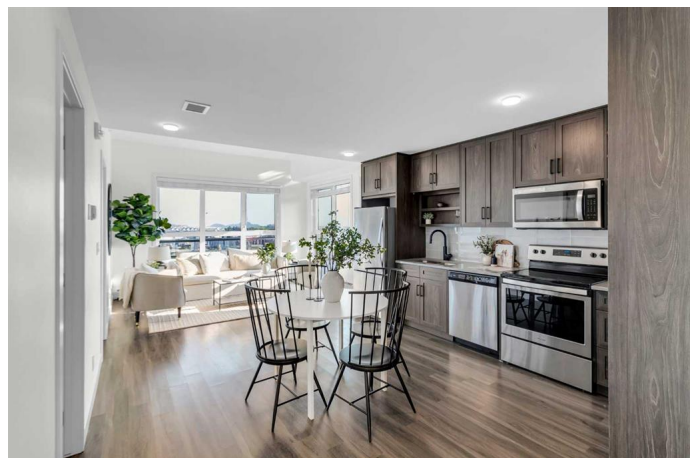
Livingston, Calgary, Alberta

TOP-FLOOR GEM in Livingston! This stunning 2-BEDROOM + DEN, 2-BATH condo delivers 892 SQFT of bright, open living space with soaring 10-FOOT CEILINGS and ZERO NEIGHBORS ABOVE. Freshly painted in 2025, it showcases a sleek MODERN KITCHEN, spacious bedrooms, a versatile DEN (ideal for your home office or fitness space), and a LARGE COVERED BALCONY with tranquil northeast views – the perfect spot for morning coffee or evening relaxation.

Your CONDO FEES COVER HEAT & WATER, and you’ll love the convenience of IN-SUITE LAUNDRY, ASSIGNED PARKING, and a PET-FRIENDLY BUILDING (with board approval) complete with its own COMMUNITY DOG PARK.

Step outside and experience everything LIVINGSTON has to offer – scenic PARKS, winding WALKING PATHS, and the LIVINGSTON HUB, featuring a full FITNESS CENTER, GYMNASIUM, SPLASH PARK, and year-round COMMUNITY EVENTS. With quick access to STONEY TRAIL, you’re perfectly positioned to get anywhere in Calgary in minutes.

Whether you’re a FIRST-TIME BUYER, INVESTOR, or simply seeking LOW-MAINTENANCE LIVING in a vibrant, growing neighborhood – this condo truly checks every box.



Built in 2018

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2253035          |
| Price          | \$359,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 892               |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1402, 350 Livingston Common Ne |
| Subdivision | Livingston                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3P 1M5                        |

## Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Trash, Dog Park, Secured Parking |
| Parking Spaces | 1                                                      |
| Parking        | Underground                                            |

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)                   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                   |
| Cooling           | None                                                                                        |
| # of Stories      | 4                                                                                           |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction

Composite Siding, Stucco, Wood Frame

Additional Information

Date Listed

September 11th, 2025

Days on Market

54

Zoning

M-2

HOA Fees

467

HOA Fees Freq.

ANN

Listing Details

Listing Office

Real Broker

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