$399,000 - 1402, 350 Livingston Common Ne, Calgary

MLS® #A2253035

$399,000
2 Bedroom, 2.00 Bathroom, 892 sqft
Residential on 0.00 Acres

Livingston, Calgary, Alberta

HUGE PRICE IMPROVEMENT â€“ TOP FLOOR CORNER UNIT!

Welcome to 1402-350 Livingston Common NE in the vibrant community of Livingston. This TOP-FLOOR, NE-FACING condo sits on a QUIET STREET with NO NEIGHBOURS ABOVE and offers UNOBSTRUCTED PRAIRIE VIEWS from a LARGE COVERED BALCONY.

Featuring 892 SQFT, soaring 10 FT CEILINGS, 2 BEDROOMS, 2 BATHROOMS, and a versatile DEN, this home has been FRESHLY PAINTED (2025) and is filled with NATURAL LIGHT. The modern kitchen includes QUARTZ COUNTERS, STAINLESS STEEL APPLIANCES, SUBWAY TILE BACKSPLASH, and LUXURY VINYL PLANK FLOORING. The primary suite offers a 4-PIECE ENSUITE, while the second bedroom, full bath, and den add flexibility for guests or a home office.

Extras include IN-SUITE LAUNDRY, TITLED PARKING, and a STORAGE UNIT.

Residents enjoy access to the LIVINGSTON HUB with GYM, SKATING RINKS, TENNIS & BASKETBALL COURTS, SPLASH PARK, PLAYGROUNDS & MORE. DOG OWNERS will love the COMMUNITY DOG PARK located in the middle of the complex.

Excellent location with QUICK ACCESS to
STONEY TRAIL, DEERFOOT, the AIRPORT,
DOWNTOWN, and the MOUNTAINS.

Built in 2018

Essential Information

MLS® #	A2253035
Price	$399,000
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	Dog Park, Elevator(s), Parking, Secured Parking, Trash
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	6
Zoning	M-2
HOA Fees	467
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker

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