

1402, 350 Livingston Common NE  
Calgary, Alberta

MLS # A2253035



\$394,000

Division:	Livingston		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	892 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 551
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Elevator, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: n/a

Welcome to your new PENTHOUSE CORNER UNIT in Livingston &mdash; perfect for first-time buyers, dog parents, and investors alike! This 2 BED + DEN, 2 BATH home sits on a QUIET STREET with NO NEIGHBOURS ABOVE, offering peace and privacy. With 892 SQFT of living space, soaring 10 FT CEILINGS, and a fresh coat of paint (2025), it's bright, open, and move-in ready. Step onto your LARGE COVERED BALCONY and soak in the beautiful views of the North East &mdash; perfect for morning coffee or evening sunsets. Inside, you'll find spacious bedrooms, a versatile den for your home office or hobby space, and a modern open layout filled with natural light. And here's the best part: there's a DOG PARK right in the middle of the complex! Walks and playtime are just steps from your front door. Whether you're buying your first home, looking for an investment property, or searching for a pet-friendly lifestyle, this penthouse corner unit is the perfect fit.