



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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1402, 350 Livingston Common NE
Calgary, Alberta

MLS # A2253035



\$409,999

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 this stunning PENTHOUSE CORNER UNIT in the vibrant community of Livingston. This NE-FACING home sits on a QUIET STREET and offers UNOBSTRUCTED PRAIRIE VIEWS from a LARGE COVERED BALCONY—perfect for morning coffee or an evening glass of wine. With 892 SQFT of living space, soaring 10 FT CEILINGS, and 2 BED, 2 BATH plus DEN layout, this condo has been NEWLY PAINTED IN 2025 and is filled with NATURAL LIGHT throughout. The modern kitchen features QUARTZ countertops, STAINLESS STEEL appliances, a subway tile backsplash, and luxury vinyl plank flooring that flows seamlessly into the open living area. The primary suite includes a 4-PIECE ENSUITE, while the second bedroom, full bath, and versatile den offer plenty of flexibility. Additional highlights include IN-SUITE LAUNDRY, a TITLED PARKING stall, and a SEPARATE STORAGE UNIT. Residents enjoy access to the exclusive LIVINGSTON HUB, featuring OUTDOOR SKATING RINKS in the winter, gym, tennis and basketball courts, splash park, playground, and more. There’s even a DOG PARK right in the middle of the complex, making it ideal for pet owners. With quick access to STONEY TRAIL and DEERFOOT, plus the airport, downtown, and mountains all within easy reach, this MOVE-IN READY penthouse corner condo combines comfort, convenience, and lifestyle.