

\$599,800 - 67 Howse Crescent Ne, Calgary

MLS® #A2215832

\$599,800

3 Bedroom, 3.00 Bathroom, 1,637 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

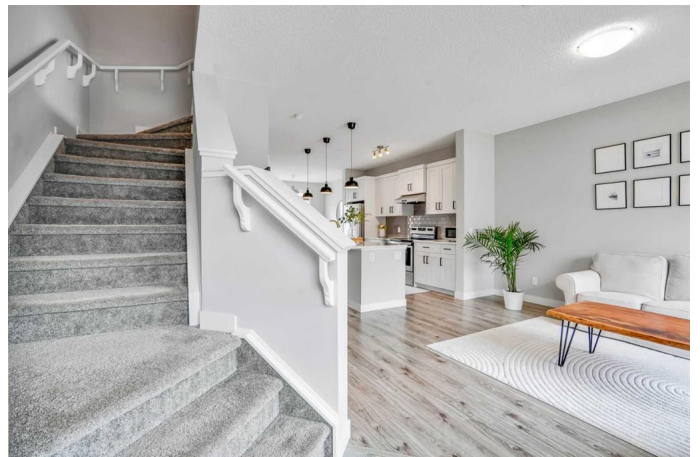
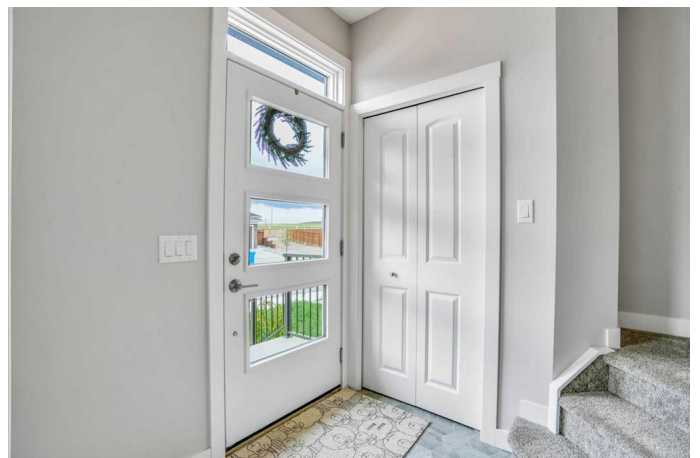
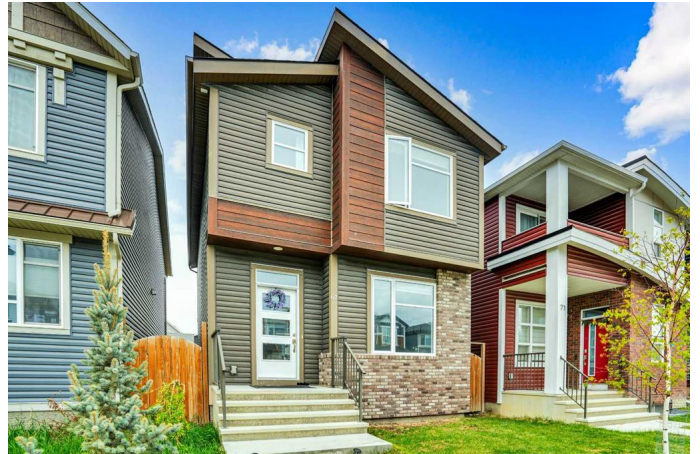
Open House 1-3 PM on June 7. DOUBLE GARAGE | BONUS ROOM | OPEN-CONCEPT FLOOR PLAN | NEW SIDING AND ROOF | ORIGINAL OWNER

Welcome to this well-kept, original-owner home in Livingston! The main floor features 9-ft ceilings and an open layout with a bright SOUTH-facing living room, luxury vinyl plank flooring, quartz countertops, and stainless steel appliances. The kitchen is designed for both function and style, complete with a LONG CENTRAL ISLAND—great for everyday meals or hosting. There's also a handy space across from the kitchen that works perfectly as STUDY AREA.

Upstairs, you'll find a BONUS ROOM offers extra living space—ideal for family movie nights or a kids' play area. Plus a spacious primary bedroom that easily fits a KING-SIZE bed with room to spare. It also comes with a walk-in closet and an ensuite bathroom with a window. Two more bedrooms of equal size and a full bath complete the second level.

The basement is unfinished and ready for your future plans. It includes a SPRINKLER rough-in from the builder, saving you a big step (and expense) if you're thinking about developing a legal suite.

Outside, enjoy the professionally built deck (city permitted) and a detached GARAGE. The



roof and siding were just replaced in May 2025, giving extra peace of mind.

This home has been loved and carefully maintainedâ€”just move in and make it yours! Check out the 3D Virtual Tour.

Built in 2019

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2215832 |
| Price | \$599,800 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,637 |
| Acres | 0.07 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 67 Howse Crescent Ne |
| Subdivision | Livingston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 1L4 |

Amenities

| | |
|----------------|--|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Garage Door Opener |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Bathroom Rough-in |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | Playground |
| Lot Description | Back Lane, Back Yard, Zero Lot Line |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 25th, 2025 |
| Days on Market | 11 |
| Zoning | R-G |
| HOA Fees | 473 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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