

\$1,209,777 - 41 Howse Heights Ne, Calgary

MLS® #A2239892

\$1,209,777

6 Bedroom, 6.00 Bathroom, 2,807 sqft
Residential on 0.12 Acres

Livingston, Calgary, Alberta

*** NEW PRICE *** Introducing this immaculately maintained, spotless-clean, and exceptionally designed Centrally Air Conditioned home with a Triple Attached Garage, Legal Basement Suite with 2 Bedrooms, 2 Full Washrooms that offers unparalleled luxury, versatility, and space for multigenerational living or income potential. Situated on a landscaped and fully fenced corner lot, this residence showcases refined craftsmanship and thoughtful layout across all three levels – truly the perfect balance of elegance and everyday functionality. Step through the grand entrance into a spacious open-concept main floor, where you'll find gleaming floors and an abundance of natural light. A large bedroom and full bathroom on this level provide the perfect accommodation for guests or elderly family members. The showpiece of the main floor is the gourmet kitchen, outfitted with built-in high-end appliances, a sleek Gas cooktop, and ample cabinetry designed to inspire any home chef. Adjacent to the main kitchen is a fully equipped spice kitchen, perfect for preparing elaborate meals while keeping the main area tidy and presentable. A standout feature of this level is the large, custom-designed mudroom, seamlessly connecting the home to the triple car garage. With ample storage and built-ins, it's a practical space for busy family life, keeping the home organized and clutter-free. Upstairs, you'll discover three generously sized master bedrooms, each



complete with its own private ensuite bathroom and walk-in closet offering maximum privacy, comfort, and space for every family member. Whether for children, adult family members, or guests, each suite delivers its own sense of luxury. A bonus room on the upper level adds flexible space, perfect for a media lounge, play area, or home office. The dedicated laundry room on this level adds convenience, eliminating the need to carry clothes between floors. The professionally developed legal basement suite is ideal for rental income or independent family living. With its own separate entrance and private laundry, it includes: Two bedrooms, including one with its own full ensuite bathroom. A spacious, open-concept kitchen and living area Whether you're accommodating tenants or extended family, this suite offers the comfort and privacy of a completely self-contained home. Set on a corner lot, the property enjoys exceptional curb appeal with a professionally landscaped yard, complete fencing, and a sense of openness. The backyard features a beautiful stone patio, perfect for summer barbecues, evening gatherings, or simply relaxing in a serene outdoor setting. This exceptional property is a rare find " offering space, luxury, and versatility, all in one complete package. Whether you're a growing family, a savvy investor, or someone seeking an elevated lifestyle, this home is ready to exceed your expectations.

Built in 2020

Essential Information

MLS® #	A2239892
Price	\$1,209,777
Bedrooms	6
Bathrooms	6.00
Full Baths	6

Square Footage	2,807
Acres	0.12
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	41 Howse Heights Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1N9

Amenities

Amenities	Playground
Parking Spaces	6
Parking	Double Garage Attached, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Landscaped, Street Lighting

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	109
Zoning	R-G
HOA Fees	475
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.