

# \$709,800 - 70 Howse Common Ne, Calgary

MLS® #A2252113

**\$709,800**

3 Bedroom, 3.00 Bathroom, 2,028 sqft  
Residential on 0.07 Acres

Livingston, Calgary, Alberta

HOME SWEET HOME! Welcome to this stunning 2 storey family home perfectly located in the desirable and popular community of Livingston OFFERING IMMEDIATE POSSESSION. This exquisite home offers 3 bedrooms, 2.5 bathrooms, a double attached garage and 2,853+ SQFT of contemporary living space throughout. RECENT UPGRADES include fresh paint, new roof and siding, newer dry and new hot water tank. The charming curb appeal leads you in to the sun-drenched main floor offering a 2 piece vanity bathroom, bright foyer, formal dining area, mud room, a massive living room flooded with natural sunlight and complimented by a chic, cozy fireplace and the gourmet chef's kitchen complete with premium stainless steel appliances, gleaming granite countertops, granite center island ideal for entertaining and a convenient corner pantry. Upstairs you will find 2 generous sized bedrooms, a 4 piece bathroom, a spacious laundry room, a family/bonus room that is perfect for a growing family and the master retreat boasting a walk-in closet and lavish 4 piece ensuite bathroom. The undeveloped basement offers incredible potential for future development. It offers all the storage space you could desire and a utility room. Outside, there is a double attached garage with driveway parking for 2 additional vehicles, and the landscaped, fully fenced backyard with a large deck. Great location close to all major amenities including shopping, parks, green



spaces, public transportation, restaurants and major roadways. This home is a must view! Book your private viewing today!

Built in 2017

### Essential Information

MLS® #	A2252113
Price	\$709,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,028
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	70 Howse Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage,
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	Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Views, Zero Lot Line
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 29th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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