# \$799,900 - 274 Howse Drive Ne, Calgary

MLS® #A2236895

# \$799,900

4 Bedroom, 4.00 Bathroom, 1,898 sqft Residential on 0.12 Acres

Livingston, Calgary, Alberta

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom home on a sunny corner lot in the vibrant and growing community of Livingston, Calgary. Thoughtfully designed with a main floor denâ€"ideal for a home officeâ€"and an upper-level bonus room for added space and flexibility.

The stylish kitchen features a large quartz island, chimney-style hood fan, built-in microwave, and upgraded cabinetryâ€"perfect for both everyday living and entertaining.

This home also includes a 1-bedroom, 1-bathroom basement suite (illegal) with a private entrance, offering excellent rental income potential or space for extended family.

Enjoy peace of mind with brand new roofing, vinyl siding, and gutters, and bask in the natural light that fills every room thanks to the home's corner lot placement.

Located just a short distance to the Livingston Hub, which features a community center, banquet facility, meeting and multi-use rooms, gym, playgrounds, and more, this home offers convenience, value, and lifestyle in one of Calgary's most sought-after new neighborhoods.

Aggressively priced and move-in readyâ€"don't miss this incredible opportunity!







### **Essential Information**

MLS® # A2236895 Price \$799,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,898 Acres 0.12 Year Built 2021

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 274 Howse Drive Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1K5

#### **Amenities**

Amenities Fitness Center, Playground, Recreation Facilities

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Chandelier, Double Vanity, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full

#### **Exterior**

Exterior Features Private Yard Lot Description Corner Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

# **Additional Information**

Date Listed July 6th, 2025

Days on Market 49

Zoning R-G

HOA Fees 473

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.