

\$600,000 - 16 Howse Drive Ne, Calgary

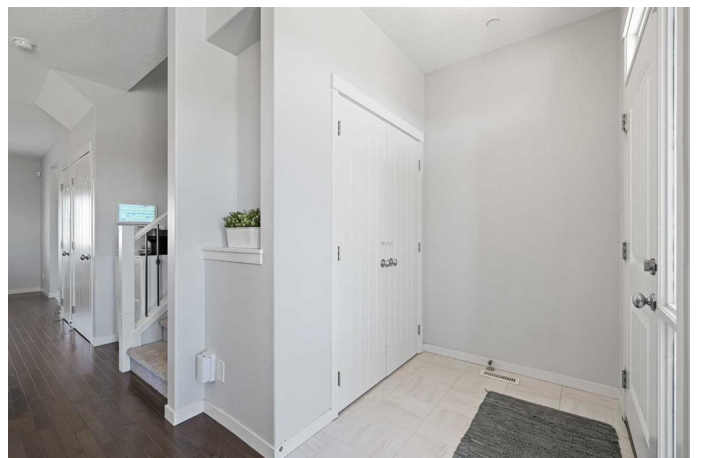
MLS® #A2195619

\$600,000

3 Bedroom, 3.00 Bathroom, 1,386 sqft
Residential on 0.06 Acres

Livingston, Calgary, Alberta

This is the one you have been waiting for! An upgraded 3 bedroom, 3 bathroom home directly across the street from huge playfields, future school site, and the amazing Livingston Community Center - The HUB! As you enter this open concept floor plan you are guided by gleaming real hardwood flooring. Spacious living room with large windows letting in tons of natural light! Gorgeous kitchen with crisp white cabinetry, quartz counters, stainless appliances including built-in microwave, subway tile backsplash, two toned large center island with undermount sink, and pantry. Open to the bright dining area with an access door to the large backyard that's fully fenced and landscaped. Head upstairs to the primary bedroom with walk-in closet and upgraded ensuite with tile flooring and quartz counters. Good sized 2nd and 3rd bedrooms and another full 4-piece bathroom complete this family friendly upper floor. Full basement is well equipped with roughed-in plumbing and awaiting your design ideas. Stay cool in the hot summer months with central A/C and lots of parking with the double pad in the back and tons of street parking out front. All of this in a vibrant community and steps to the award-winning Livingston HUB - a massive entertainment and community center for the exclusive use of Livingston residents. This state-of-the-art facility offers a splash park, gymnasiums and sports courts, room rentals, fitness and art programs, soccer fields, landscaped parks and pathways, and



community ice rinks. Livingston is a master-planned community with over 250 acres of parks, pathways, and a future town center featuring 1 million sq. ft. of retail and office space. Quick access out to Stoney and Deerfoot Trail and only 12 mins to the Calgary International Airport.

Built in 2017

Essential Information

MLS® #	A2195619
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	16 Howse Drive Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V4

Amenities

Amenities	Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Recreation Room
Parking Spaces	2
Parking	Parking Pad, RV Access/Parking

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	14
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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