

# \$785,000 - 274 Howse Drive Ne, Calgary

MLS® #A2236895

**\$785,000**

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

Livingston, Calgary, Alberta

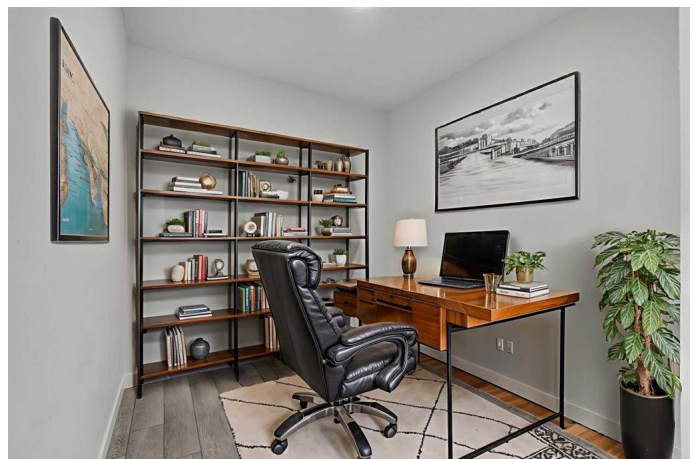
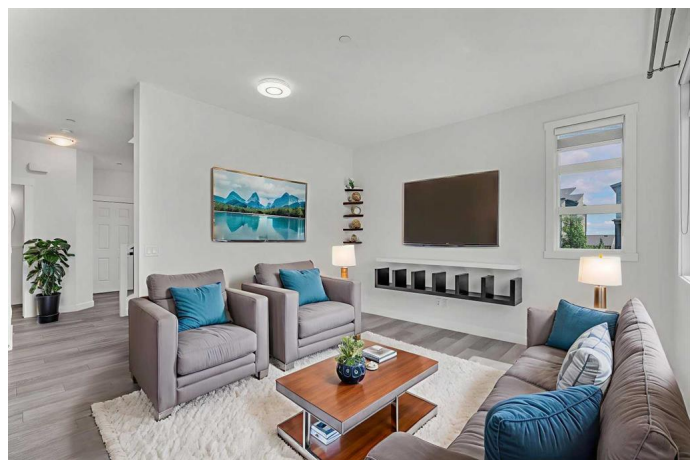
Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom home on a sunny corner lot in the vibrant and growing community of Livingston, Calgary. Thoughtfully designed with a main floor den—ideal for a home office—and an upper-level bonus room for added space and flexibility.

The stylish kitchen features a large quartz island, chimney-style hood fan, built-in microwave, and upgraded cabinetry—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. It has been already rented for \$1250/ month on a month to month lease. Buyer has an option to keep the tenants.

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 ready—don't miss this incredible opportunity!

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236895    |
| Price          | \$785,000   |
| 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 | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Chandelier |
| Appliances        | Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer                                                                 |

|              |                                |
|--------------|--------------------------------|
| Heating      | Forced Air                     |
| Cooling      | None                           |
| Has Basement | Yes                            |
| Basement     | Finished, Full, Exterior Entry |

## 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 | 60             |
| Zoning         | R-G            |
| HOA Fees       | 473            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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