



140 Howse Avenue NE
Calgary, Alberta

MLS # A2316232



\$649,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,839 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Low Maintenance Landscape, Private, Zero L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Water Softener

Welcome to 140 Howse Avenue NE in Livingston — Bright & Beautiful Upgraded Home in a Prime Location! Walking distance to bus stop, future LRT, community hub. This well-maintained, contemporary open-concept home, is ideally located just off Stoney Trail in Calgary's Northeast. Livingston Calgary is a vibrant, family-friendly community offering parks, pathways, schools, and excellent amenities. Enjoy the convenience of being just a 2-minute walk to the community hub and bus stop, with close proximity to parks, schools, and shopping, plus quick access to major routes for an easy commute. Inside, you'll find a bright south-facing living room filled with natural sunlight, creating a warm and inviting space. This 3-bedroom, 2.5-bathroom home features a modern kitchen with quartz countertops, stainless steel appliances, a large pantry, and durable laminate flooring. The cozy electric fireplace and large windows enhance the main living area. Additional highlights include a mudroom, central air conditioning, central vacuum, humidifier, and a low-maintenance landscaped backyard. The home also offers a detached double-car garage and a basement with 9-foot ceilings, ready for future development. This non-smoking, no-pets home has been exceptionally well cared for, including recent washer and dryer. A move-in-ready home in a welcoming community—don't miss this fantastic opportunity!