



124 Howse Avenue NE
Calgary, Alberta

MLS # A2322654



\$670,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,666 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Covered, Double Garage Detached, Garage Door Opener, Gara		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Close to Clubhouse, Front Yard, Landscaped, Low Ma		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 124 Howse Avenue NE in Livingston — an upgraded & beautifully maintained home in an exceptional location! Ideally situated within walking distance of bus stops, the Livingston Community Hub, and the future Green Line LRT, this open-concept home offers the perfect blend of comfort, convenience, and community living. Located just off Stoney Trail, Livingston is one of Calgary's most sought-after family-friendly communities, featuring parks, pathways, schools, playgrounds, and outstanding amenities. Enjoy the convenience of being only a 2-minute walk to the community hub and transit, with parks, schools, shopping, and major roadways all nearby for an effortless commute. Step inside to discover a bright, south-facing living room with soaring ceilings and an abundance of natural light, creating a warm and inviting atmosphere. This thoughtfully designed home offers 3 bedrooms and 2.5 bathrooms, along with a stylish modern kitchen featuring quartz countertops, stainless steel appliances, hardwood floors and a spacious pantry. Additional features include a functional mudroom, humidifier, rounded corners, and a beautifully landscaped, low-maintenance backyard—perfect for relaxing and entertaining. The property also includes a detached double garage and an undeveloped basement with 9-foot ceilings, providing excellent potential for future customization and added living space. Pride of ownership is evident throughout this exceptionally well-cared-for, non-smoking home. Move-in ready and located in a welcoming, vibrant community, this is more than just a house—it's an opportunity to enjoy the lifestyle Livingston has to offer. Don't miss your chance to make this outstanding property your new home!