



**140 Howse Avenue NE**  
**Calgary, Alberta**

**MLS # A2328077**



**\$634,900**

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

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

**Inclusions:** n/a

Just Listed | 140 Howse Avenue NE, Livingston Modern, bright, and move-in ready! This beautifully maintained 3-bedroom, 2.5-bath home is ideally located steps from the Livingston Hub, transit, and future Green Line LRT. Enjoy a sun-filled south-facing living room, stylish kitchen with quartz countertops and stainless steel appliances, central A/C, a landscaped low-maintenance yard, and a detached double garage. The undeveloped basement with 9-foot ceilings offers endless possibilities. Pride of ownership shines throughout this smoke-free, pet-free home. Walking distance to hub and transit. Prime location. Exceptional condition. Incredible value. Call your agent today to view this home.