



GRASSROOTS
REALTY GROUP

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38 Howse Row NE
Calgary, Alberta

MLS # A2329822



\$589,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,452 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding , Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: .

Welcome to 38 Howse Row NE – an exceptional, fully upgraded home in the vibrant, family-friendly community of Livingston. Built by award-winning Morrison Homes, this beautifully maintained residence showcases premium finishes, thoughtful upgrades, and a functional floor plan designed for modern living. The heart of the home is the stunning chef-inspired kitchen, featuring extended-height soft-close cabinetry, quartz countertops, a Silgranit sink, a large central island, and a spacious walk-through pantry with a glass door. The premium stainless steel appliance package includes a built-in wall microwave, a French-door refrigerator with bottom freezer and ice maker, and a stylish Brisas chimney-style hood fan set against a full-height tile backsplash. The bright and open main floor is enhanced by wide-plank oak laminate flooring, ceramic tile, custom wood blinds, 9-foot knockdown ceilings, and quality craftsmanship throughout. Additional features include: * Double detached garage * Central air conditioning * Professionally installed, maintenance-free premium artificial turf backyard * Spacious upper-level laundry room with washer and dryer * Large primary suite with a walk-in closet * Basement with a 3-piece bathroom rough-in, ready for future development Step outside and enjoy a private, low-maintenance backyard designed for relaxing and entertaining without the upkeep. Residents of Livingston enjoy access to the impressive Livingston Homeowners Association Hub, offering year-round recreation, skating, splash park, playgrounds, tennis courts, and community programs for all ages. Ideally located close to parks, future schools, shopping, restaurants, and major commuter routes, this move-in-ready home offers exceptional value in one of Calgary’s fastest-growing and most desirable family communities. Don’t miss your opportunity

to make 38 Howse Row NE your next home. Check out the 3-D virtual tour link and call your favourite realtor today for a private personal tour.