



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

87 Howse Crescent NE
Calgary, Alberta

MLS # A2330476



\$699,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,964 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Interior Lot, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	All basement appliances		

OPEN HOUSE AUGUST 2 2026 FROM 11AM-1PM.....Welcome to this beautifully maintained and freshly painted home offering nearly 2700 SQFT of thoughtfully designed LIVING SPACE in the sought-after community of Livingston. Featuring a LEGAL basement SUITE with a separate entrance and NEW flooring and APPLIANCES, this exceptional property is perfect for growing families, multi-generational living, or buyers looking to offset their mortgage with RENTAL INCOME. The BRIGHT and OPEN main floor with 9FT ceilings is designed with both comfort and functionality in mind. A spacious living room with a modern electric fireplace creates a warm and inviting gathering space, while the functional kitchen showcases QUARTZ countertops, a modern backsplash, SOFT-CLOSE cabinetry, a built-in oven and microwave, a chimney-style hood fan, and abundant cabinet and counter space. A rare MAIN-LEVEL MASTER SUITE provides the perfect setup for elderly family members, guests, or anyone seeking the convenience of single-level living. An additional main floor POWDER ROOM adds even more practicality for everyday living and entertaining. Upstairs, you will find three generously sized bedrooms, including a spacious primary master with a 5 PIECE EN-SUITE, a versatile BONUS ROOM that is ideal for a media room, home office, or children's play area, a convenient upper-floor laundry room, and another full bathroom. The fully finished legal basement suite offers outstanding flexibility and income potential. Complete with a SEPARATE ENTRANCE, new flooring and appliances still under WARRANTY, a spacious bedroom, full bathroom, large living and recreation area, and a functional layout, it is ideal for tenants, extended family, or long-term guests. Outside, the fully fenced and landscaped yard with LARGE TWO TIER DECK with ample STORAGE

underneath and pergola provides the perfect space to relax, entertain, and enjoy the outdoors. The large OVERSIZED garage has TWO GARAGE DOORS providing dual access for added convenience. Recent updates include new roof, siding and eavestrough (2024), the whole home also includes central vacuum system rough in if needed. Livingston is one of Calgary's premier master-planned communities, offering residents exclusive access to the impressive 35,000-square-foot Livingston Hub. Enjoy year-round amenities including skating rinks, tennis and basketball courts, a fully equipped gymnasium, splash park, playground, outdoor amphitheatre, and community gathering spaces. The neighbourhood is also home to its own fire hall and offers convenient access to schools, shopping, ponds, playgrounds, major roadways, and future amenities, including the planned Green Line LRT and a future hospital. Move-in ready and loaded with desirable features, this exceptional home offers the perfect combination of space, style, flexibility, and location. Book your private showing today.