



GRASSROOTS
REALTY GROUP

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36 Howse Heights NE
Calgary, Alberta

MLS # A2332572



\$595,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, 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:	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		
Inclusions:	NONE		

Welcome to this beautifully designed, 2-storey detached laned home, located in the vibrant and rapidly growing community of Livingston NE, Calgary. Offering a perfect blend of style, functionality, and investment potential, this home is ideal for families and savvy buyers alike. Step inside to discover a bright and open-concept main floor, thoughtfully designed for modern living. The spacious layout seamlessly connects the living room, dining area, and contemporary kitchen, creating the perfect space for entertaining and everyday comfort. Upstairs, you'll find 3 generously sized bedrooms and 2 full bathrooms, including a primary suite featuring a private 4-piece ensuite**, providing a relaxing retreat at the end of the day. The sunny basement adds incredible value with a 1-bedroom illegal Mother In Law suite, complete with a separate entrance—perfect for extended family or rental income potential. Community & Location Highlights : * Access to the exclusive Livingston Community Hall with amenities that can serve all your entertainment needs and events. * Beautiful parks, playgrounds, and green spaces nearby * Just minutes to Stoney Trail for easy commuting * Approximately 5 minutes to shopping, amenities, and services * Close to Northwest Transit Hub with a direct bus route to Downtown Calgary This home offers exceptional value in one of Calgary's most desirable new communities—whether you're looking to live, invest, or both! Don't miss your chance to own in Livingston—book your private showing today!