



GRASSROOTS
REALTY GROUP

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21 Howse Street NE
Calgary, Alberta

MLS # A2338275



\$569,900

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,658 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions:	NA
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Welcome to this beautifully maintained, move-in ready semi-detached home in the vibrant and highly desirable community of Livingston. Offering 3 bedrooms, 3.5 bathrooms, exceptional storage, and a professionally developed basement, this property delivers the space, flexibility, and value today's buyers are searching for. Designed with both families and entertaining in mind, the bright and functional main floor offers an open-concept layout filled with natural light. The spacious living and dining areas flow seamlessly into the well-appointed kitchen, creating the perfect space for everyday living and hosting family and friends. Upstairs, you'll be greeted with a cozy bonus room, three generous bedrooms, including a spacious primary retreat complete with a walk-in closet and private ensuite. Convenient upper-level laundry room adds to the thoughtful design and functionality of the home. The fully developed basement expands your living space even further with a full bathroom, abundant storage, additional laundry hookups, and flexible space ideal for a family room, home office, gym, teenager's retreat, guest area, or multi-generational living. The separate side entrance provides added convenience and future flexibility for a variety of living arrangements. Outside, you'll love the beautifully landscaped west-facing backyard featuring a large private deck, mature flowering trees, attractive shrubs, and plenty of room to relax and enjoy Calgary's sunny afternoons and evenings. The oversized double detached garage offers excellent parking and storage, while additional parking beside the side entrance provides even more convenience for homeowners and guests. Livingston continues to be one of Calgary's most sought-after communities, offering residents access to the impressive Livingston Hub, parks, playgrounds, pathways, and year-round community amenities. With quick access to

Stoney Trail, Deerfoot Trail, Highway 2, Calgary International Airport, shopping, restaurants, and everyday services, the location is hard to beat. Vacant and available for quick possession, this outstanding home is perfect for first-time buyers, growing families, multi-generational households, or savvy investors looking for a property that offers flexibility, functionality, and long-term value. Don't miss this exceptional opportunity to make Livingston your new home.