



GRASSROOTS
REALTY GROUP

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166 Howse Common NE
Calgary, Alberta

MLS # A2341323



\$679,910

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,838 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, 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:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
Inclusions:	Basement Dishwasher, Electric stove, Microwave range hood, Refrigerator, washer, dryer, window coverings		

Turnkey opportunity in Livingston! This well-maintained home offers over 2,600 sq. ft. of living space, featuring 3 bedrooms upstairs plus a 2-bedroom legal basement suite with a separate entrance. The main floor includes a home office, half bath, and functional kitchen with built-in appliances, while upstairs offers a bonus room and convenient laundry. Additional highlights include A/C, smart-home features, a double attached garage with EV-ready capability, a deck with gas BBQ hookup, and exterior updates completed in 2025. Ideally located close to parks, schools, shopping, Stoney Trail, and the Livingston Hub.