# \$889,900 - 90 Howse Common Ne, Calgary

MLS® #A2198970

## \$889,900

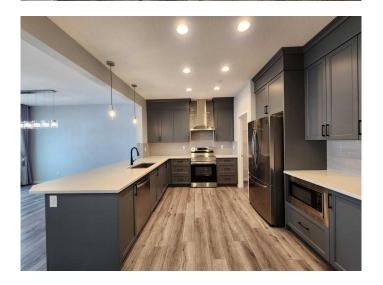
6 Bedroom, 4.00 Bathroom, 2,278 sqft Residential on 0.07 Acres

Livingston, Calgary, Alberta

Very beautiful open view, 6 bedrooms, side entrance, and finished basement, welcome to this fully upgraded 2278 sqft single family home in popular Livingston. It features central air conditioned, LVP flooring throughout and 9 feet ceiling on the main floor, wrought iron spindles on the stairs, upgraded large glass panel, knock down ceiling, quartz counter tops in the kitchen and bathrooms, and upgraded lighting package. Upper floor has 4 bedrooms, large and bright master bedroom, ensuite with double vanity sinks, separated shower and bathtub, large bonus room, functional compartment main bathroom with double vanity sinks, and laundry room. Main floor with sunny living room, sliding door to private deck, beautiful deck with glass panel railing and stairs to the backyard, upgraded kitchen cabinets and chimney hood fan stainless steel appliances, spacious dining area, walk through pantry, and office with window and closet, can be used as a bedroom. Finished basement with separated entrance, extra bedroom, full bathroom, and large family room. It has been fully fenced, backyard with large concrete patio. It closes to the future community center, shopping, playground, and easy access to major roads. \*\* 90 Howse Common NE \*\*







Built in 2021

#### **Essential Information**

MLS® # A2198970

Price \$889,900

Bedrooms 6

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,278

Acres 0.07

Year Built 2021

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 90 Howse Common Ne

Subdivision Livingston

City Calgary

County Calgary

Province Alberta

Postal Code T3P 1L2

#### **Amenities**

Amenities Racquet Courts, Visitor Parking, Recreation Room

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate

Entrance, Walk-In Closet(s), Tankless Hot Water

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer, Window Coverings, Tankless Water

Heater

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full, Exterior Entry

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Low Maintenance Landscape, No Neighbours Behind, Front

Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 4th, 2025

Days on Market 96

Zoning R-G

HOA Fees 450

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.