

# \$574,900 - 44 Howse Drive Ne, Calgary

MLS® #A2212978

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,207 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to Livingston, where luxury and comfort meet in this stunning detached home located in a highly sought-after community. Step inside this beautiful property boasting over 1200 sq ft of living space spread over two storeys, featuring 3 bedrooms, 2.5 bathrooms, and situated across from green space. As you enter, the main floor welcomes you with beautiful vinyl flooring and an abundance of natural light streaming in through the large west facing windows, illuminating the spacious kitchen, living room, and dining area. The modern kitchen is equipped with stainless steel appliances, stone countertops, dark cabinetry, and a huge island. Ascend upstairs to find three well-proportioned bedrooms, including the primary bedroom, which is complete with a 4-piece ensuite and a walk-in closet. Outside, the private backyard is perfect for entertaining with a spacious deck ideal for barbecuing and soaking up the summer sun. The large parking pad in the back provides ample parking space for multiple vehicles. Located in an exceptional location, this property offers easy access parks, playgrounds, restaurants, and shopping, providing the perfect balance between work and play. This exceptional family home is waiting for you! Don't miss out on the chance to make this beautiful property your own and book your private viewing today!

Built in 2016



## Essential Information

MLS® #	A2212978
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,207
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	44 Howse Drive Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V4

## Amenities

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Kitchen Island, Open Floorplan, Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting
-------------------	----------

Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	29
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% 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.