

# \$759,000 - 66 Howse Common Ne, Calgary

MLS® #A2228622

## \$759,000

3 Bedroom, 4.00 Bathroom, 2,034 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

Welcome home in Livingston! This gorgeous, sun drenched, fully developed home has it all! Upgraded and ready for new owners - As you enter the home you have a generous landing with lots of space, beautiful gleaming flooring throughout the main floor, Enter the main living space and enjoy the amazing kitchen complete with a huge island, quartz countertops, loads of cabinets and counter space, upgraded stainless steel appliances and tiled backsplash. the main floor is wide open and has tons of space for your dining table and chairs and all of your living room furniture with the beautiful fireplace as the main focal - this is a great space for family dinners and entertaining guests! the main floor is finished off with a half bath, mud room to the garage and sliding doors to the sunny south yard! Upstairs has an awesome and huge bonus room, a primary bedroom with a full ensuite bathroom and a walk in closet, 2 additional good sized bedrooms, another full bathroom for the kids and upper laundry! The basement is fully finished with a large rec room and a 3 piece bathroom as well as some storage space! The features you will appreciate here are BRAND NEW Siding, Shingles and front window (insurance claim from the hail storm) upgraded lighting, appliances, Central A/C, prime location with easy access to the major roadways to get you anywhere quickly, tankless hot water, finished garage and so much more! this is a great home and is ready for someone to love it just



like the current owners have! Come and have  
a look :)

Built in 2017

### Essential Information

MLS® #	A2228622
Price	\$759,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,034
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	66 Howse Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V3

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	24
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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