

# \$675,000 - 64 Howse Drive Ne, Calgary

MLS® #A2257082

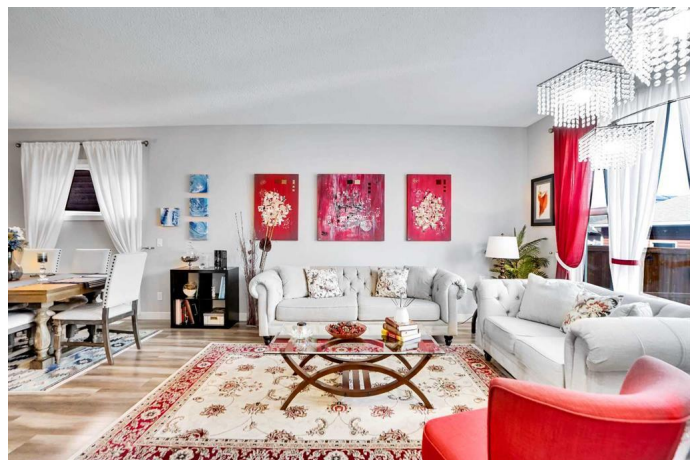
**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,841 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Seller negotiable. Immaculate, original owner, Brookfield built home. It is the perfect blend of style, comfort, and functionality. Pride of ownership is evident the moment you step inside. Perfectly located across from a serene green space with an unobstructed view, and a future school potential. Step inside and feel the difference. 9 foot ceilings with water sprinklers, rich Laminate flooring, and abundance of natural west facing light creating a warm and welcoming atmosphere. The thoughtfully designed main floor features a private front den, an elegant dining area, a stylish kitchen with quartz countertops and ample cabinetry, a spacious living room, and a guest bathroom, all creating a functional layout for every day living. Up the stairs and to the second floor, enjoy a central bonus room perfect for family movie nights or playtime. A generously sized primary bedroom with a 4-piece en-suite, a spacious walk-in closet, and a balcony overlooking green space to enjoy your morning coffee. Two more bright bedrooms, laundry and a second 3-piece bath. The unfinished basement offers an exciting potential for a future secondary suite subject to city approval and awaits your personal touch. Recent updates include a new roof and siding 2025, hot water tank 2022, and a double detached garage. Situated in a family friendly community with easy access to Stoney Trail, close to grocery stores, caf  s, restaurants, and parks. This home is move-in ready and waiting for you. Don't miss your chance to own



this exceptional home in a growing neighborhood. Go see it for yourself .

Built in 2016

### Essential Information

MLS® #	A2257082
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,841
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	64 Howse Drive Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V4

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, Private Yard, Playground
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 14th, 2025
Days on Market	17
Zoning	R-G

## Listing Details

Listing Office	CIR Realty
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