

# \$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 |
|----------------|-----------|

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