

# \$579,000 - 36 Howse Drive Ne, Calgary

MLS® #A2266078

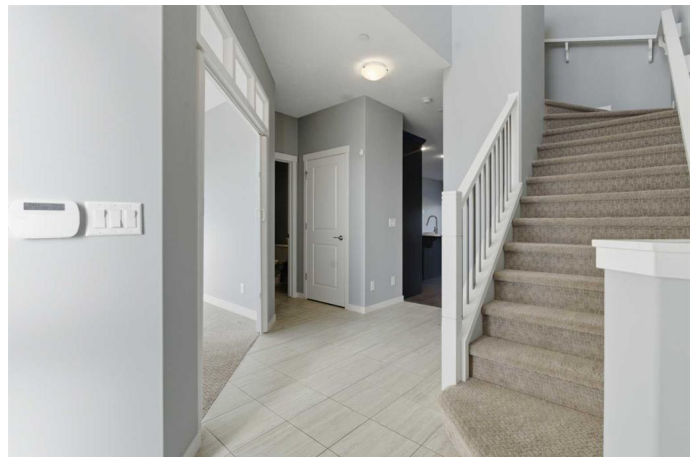
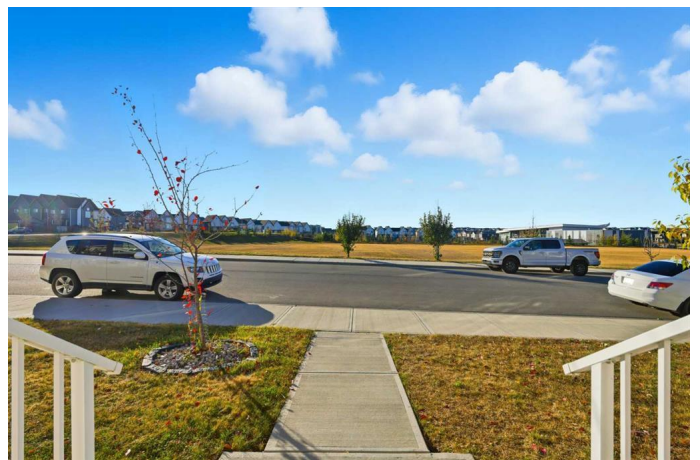
**\$579,000**

3 Bedroom, 3.00 Bathroom, 1,549 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

FRONTING ONTO GREEN SPACE | ENCLOSED HOME OFFICE ON THE MAIN FLOOR | FRESH PAINT AND TASTEFUL UPGRADES THROUGHOUT | QUICK POSSESSION AVAILABLE | JUST A 7 MINUTE WALK TO THE LIVINGSTON HUB! This move-in ready home in vibrant Livingston combines modern finishes with a functional family layout in an unbeatable location facing a peaceful green space. A welcoming entryway opens into a bright main level with hardwood floors, large windows and an open floor plan designed for everyday living. An enclosed den just off the foyer provides a quiet and private workspace ideal for remote work or study. The kitchen is a chef's delight, featuring stainless steel appliances, a central island with seating for casual meals, sleek cabinetry and a walk-in pantry for extra storage. Clear sightlines from the kitchen to the dining and living areas create a seamless flow for entertaining or keeping an eye on the kids. The living room provides a relaxing space with extra windows that fill the home with natural light and warmth. A convenient mudroom connects to the backyard, while a main floor powder room adds everyday practicality. Retreat at the end of the day to the spacious primary bedroom on the upper level offering a large walk-in closet and a 4-piece ensuite for relaxation at day's end. Two additional bright bedrooms and another full bathroom complete the upper level, providing comfort and privacy for family or guests. The



unfinished basement holds endless potential for future development with ample storage and flexible space to suit your needs. Outside, the fenced backyard offers grassy play space for kids and pets, plus a gravel pad ready for a future double garage, perfect for customizing to your lifestyle. Enjoy the convenience of fronting onto open green space while being just minutes from parks, playgrounds and the incredible Livingston Hub, which features a gymnasium, indoor basketball courts, outdoor skating rink, splash park, skate park, tennis courts and even a summer farmer’s market. With over 250 acres of open space, walking trails and quick access to Stoney and Deerfoot Trails, this growing master-planned community offers an active, connected lifestyle with everything you need close at hand.

Built in 2016

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2266078    |
| Price          | \$579,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,549       |
| Acres          | 0.06        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 36 Howse Drive Ne |
| Subdivision | Livingston        |
| City        | Calgary           |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3P 0V4 |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 2                                                                    |
| Parking        | Off Street                                                           |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings                                          |
| Heating           | Forced Air, Natural Gas                                                                                           |
| Cooling           | None                                                                                                              |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full                                                                                                              |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 17                 |
| Zoning         | R-G                |
| HOA Fees       | 400                |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT 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.