

\$729,900 - 82 Howse Common Ne, Calgary

MLS® #A2236350

\$729,900

3 Bedroom, 3.00 Bathroom, 2,095 sqft

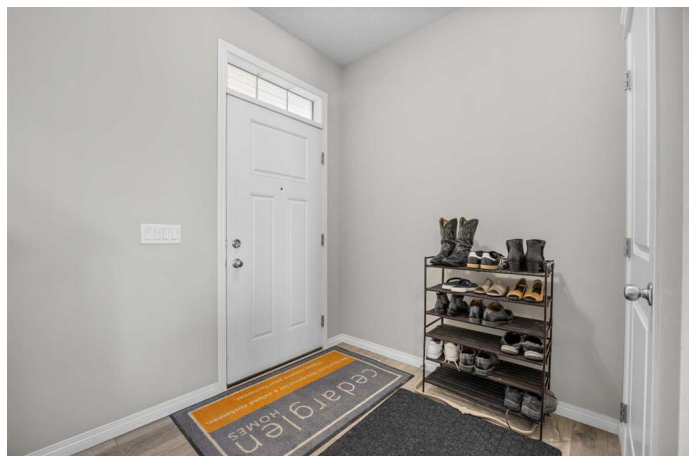
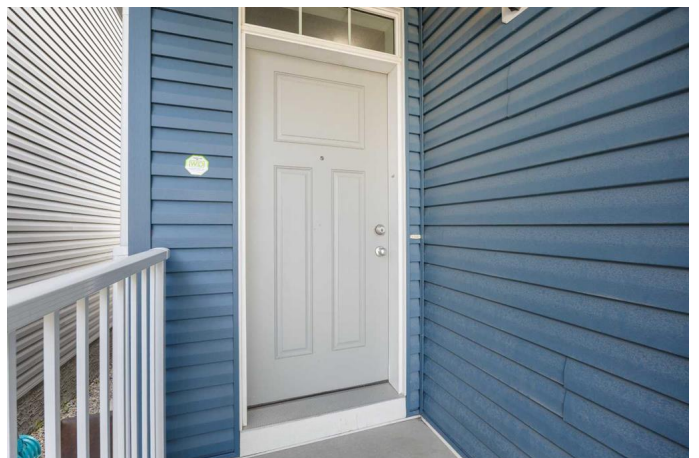
Residential on 0.07 Acres

Livingston, Calgary, Alberta

Welcome to this beautifully presented two-storey detached home in the vibrant and growing community of Livingston. With 2,095 sq.ft. of thoughtfully designed space and a south-facing backyard, this home offers the perfect blend of comfort, style, and future potential.

The main level features 9-foot ceilings and durable vinyl plank flooring throughout. The open-concept layout includes a bright Living Room with an electric fireplace and a Dining area that leads directly onto the sunny deck—complete with gas hookup and stairs down to the backyard, making it ideal for BBQs and outdoor entertaining. The backyard features a cherry tree, creating a lovely space for gardening or play. At the heart of the home is a modern Kitchen equipped with quartz countertops, a central island, stainless steel appliances and a walk-through pantry connecting conveniently to the mudroom and double attached garage. The home also features energy-efficient triple-pane windows and a tankless hot water system, enhancing comfort and efficiency.

In the upstairs, you'll find a spacious Primary Suite complete with a walk-in closet and a 4-piece ensuite featuring double vanities. Two additional bedrooms are well-sized and share a full 4-piece bathroom. A generous Bonus Room offers great flexibility for a family lounge or media space. On the side, there's a



built-in desk make it a perfect spot for a home office or study nook. A dedicated laundry room on this level adds everyday convenience and keeps household chores easily accessible.

The unfinished basement includes a bathroom rough-in, offering excellent potential for future development—whether it be a home gym, additional bedrooms, or a recreation area.

Located in a well-connected neighbourhood, this home is just minutes from the Livingston Hub, parks, schools, shopping, and major routes such as Stoney Trail and Deerfoot Trail.

Built in 2018

Essential Information

MLS® #	A2236350
Price	\$729,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,095
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	82 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	Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line
Lot Description	Fruit Trees/Shrub(s), No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	7
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
----------------	--

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.