# \$759,000 - 274 Howse Drive Ne, Calgary

MLS® #A2258564

## \$759,000

4 Bedroom, 4.00 Bathroom, 1,898 sqft Residential on 0.12 Acres

Livingston, Calgary, Alberta

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom home on a sunny corner lot in the vibrant and growing community of Livingston, Calgary. Thoughtfully designed with a main floor denâ€"ideal for a home officeâ€"and an upper-level bonus room for added space and flexibility.

The stylish kitchen features a large quartz island, chimney-style hood fan, built-in microwave, and upgraded cabinetryâ€"perfect for both everyday living and entertaining.

This home also includes a 1-bedroom, 1-bathroom basement suite (illegal) with a private entrance, offering excellent rental income potential or space for extended family. It has been already rented for \$1250/ month on a month to month lease. Buyer has an option to keep the tenants.

Enjoy peace of mind with brand new roofing, vinyl siding, and gutters, and bask in the natural light that fills every room thanks to the home's corner lot placement.

Located just a short distance to the Livingston Hub, which features a community center, banquet facility, meeting and multi-use rooms, gym, playgrounds, and more, this home offers convenience, value, and lifestyle in one of Calgary's most sought-after new neighborhoods.







Aggressively priced and move-in readyâ€"don't miss this incredible opportunity!

#### Built in 2021

## **Essential Information**

MLS® # A2258564 Price \$759,000

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,898 Acres 0.12 Year Built 2021

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 274 Howse Drive Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 1K5

#### **Amenities**

Amenities Fitness Center, Playground, Recreation Facilities

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Chandelier, Double Vanity, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full, Exterior Entry

#### **Exterior**

Exterior Features Private Yard
Lot Description Corner Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed September 19th, 2025

Days on Market 46

Zoning R-G

HOA Fees 473

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Broker

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