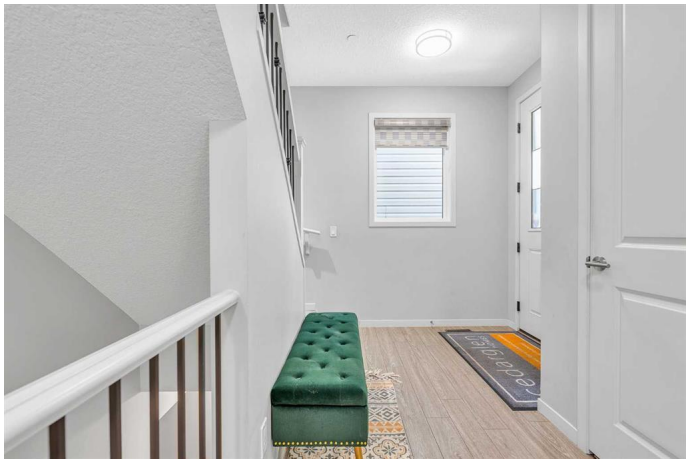
$829,900 - 69 Howse Common Ne, Calgary

MLS® #A2248301

$829,900
4 Bedroom, 4.00 Bathroom, 2,137 sqft
Residential on 0.08 Acres

Livingston, Calgary, Alberta



Stunning Upgraded Home with Walkout Basement in Livingston! Welcome to this beautifully upgraded home located in the sought-after community of Livingston, featuring a fully finished walkout basement and thoughtfully designed living spaces throughout. As you step inside, you're greeted by a bright, open-concept layout filled with natural light. The main floor showcases 9-foot ceilings, luxury vinyl plank flooring, 8-foot doors, and oversized windows, offering both elegance and functionality. At the heart of the home is the gourmet kitchen, equipped with granite countertops, stainless steel appliances, a large island, full-height cabinetry, a built-in microwave, built-in oven, and a gas cooktop. The added spice kitchen with Gas Cooktop makes meal prep a breeze for any culinary enthusiast. The living and dining areas are anchored by a stylish electric fireplace, adding warmth and charm to the space. From here, step out onto the upper deckâ€”perfect for enjoying your morning coffee or evening drink. Upstairs features three spacious bedrooms and a large bonus room with expansive windows that flood the space with natural sunlight. The primary suite is a true retreat, complete with a 5-piece ensuite including a double vanity, glass-enclosed shower, soaker tub, and a generous walk-in closet. This level is completed by a second full bathroom, a convenient laundry room, and maintains the upscale finish with 9-foot ceilings and 8-foot doors throughout. The fully finished walkout

basement is ideal for extended family or guests, offering a fourth bedroom, full bathroom, and a spacious family room with direct access to the backyard. Additional features include Water Purifier, Water Softener, Hot Tub. Close to Livingston Community Centre, shopping, playgrounds, and with easy access to Stoney Trail. This home offers the perfect blend of luxury, comfort, and locationâ€”a must-see for any serious buyer!

Built in 2017

Essential Information

MLS® #	A2248301
Price	$829,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,137
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	69 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	1

Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Oven, Water Purifier, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Backs on to Park/Green Space, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	11
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.

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