

\$719,900 - 64 Howse Drive Ne, Calgary

MLS® #A2243521

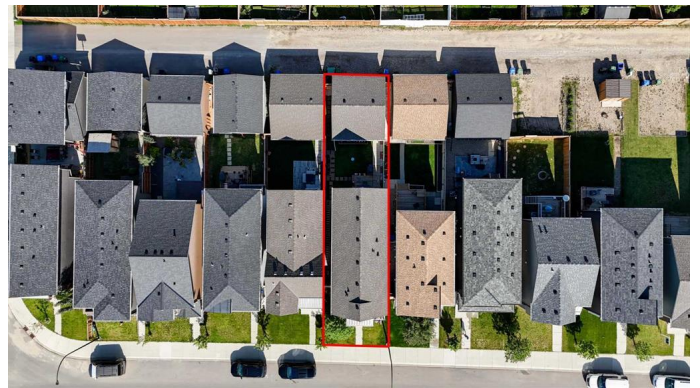
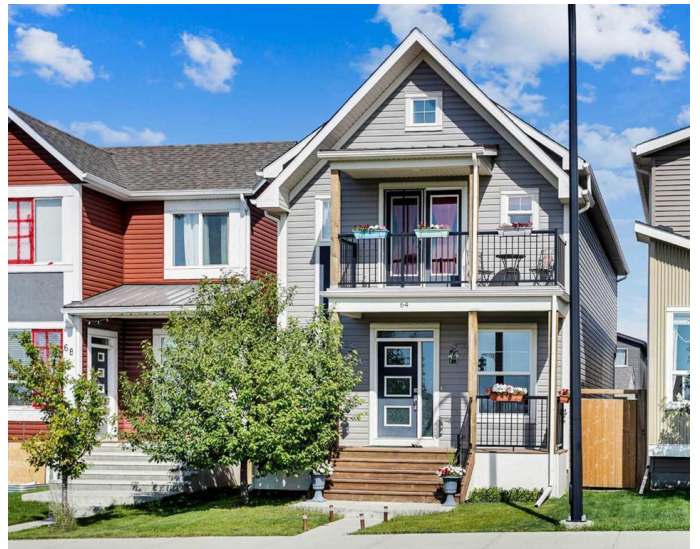
\$719,900

3 Bedroom, 3.00 Bathroom, 1,841 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Open house, Sunday August 3rd 12:00 pm - 3:00 pm -----Welcome home to this immaculate, original owner, Brookfield built home. It is the perfect blend of style, comfort, and functionality. Pride of ownership is evident the moment you step inside. Perfectly located across from a serene green space with an unobstructed view, and a future school potential. Step inside and feel the difference. 9 foot ceilings with water sprinklers, rich Laminate flooring, and abundance of natural west facing light creating a warm and welcoming atmosphere. The thoughtfully designed main floor features a private front den, an elegant dining area, a stylish kitchen with quartz countertops and ample cabinetry, a spacious living room, and a guest bathroom, all creating a functional layout for every day living. Going up the stairs enjoy a central bonus room perfect for family movie nights or playtime. A generously sized primary bedroom with a 4- piece en-suite, a spacious walk-in closet, and a balcony overlooking green space to enjoy your morning coffee. Two more bright bedrooms and a second 3-piece bath. The unfinished basement awaits your personal touch with potential for a side entrance, offering an exciting opportunity for a future Legal suite. Recent updates include a new roof and siding 2025, hot water tank 2022, and a double detached garage. Furnace is 6 years old. Situated in a family friendly community with easy access to Stoney Trail, close to grocery stores, caf  s, restaurants, and



parks. This home is move-in ready and waiting for you. Don't miss your chance to own this exceptional home in a growing neighborhood. Book your showing today.

Built in 2016

Essential Information

MLS® #	A2243521
Price	\$719,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,841
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	64 Howse Drive Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V4

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Playground, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2025
Days on Market	12
Zoning	R-G

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.