

\$685,000 - 34 Howse Row Ne, Calgary

MLS® #A2210209

\$685,000

3 Bedroom, 3.00 Bathroom, 1,629 sqft
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to this stylish and functional home located in the Livingston community – a perfect opportunity for first-time buyers or savvy investors! Step inside to an inviting open-concept layout featuring 9-foot ceilings throughout, laminated flooring, and a spacious living room that flows effortlessly into a modern kitchen. With upgrades throughout the entire home, the kitchen is beautifully finished with quartz countertops, stainless steel appliances, and plenty of space for cooking and entertaining. Natural light pours in through large windows and double skylights, creating a warm and airy atmosphere. A side entrance offers excellent potential for a future legal suite or private access, adding even more value to this smart investment. Upstairs, you’ll find three generous bedrooms, including a primary retreat with a private ensuite, walk-in closet, and a private balcony feature. A conveniently located upstairs laundry room adds to the thoughtful layout. The fully fenced backyard with a BBQ gas line is perfect for entertaining. Also featuring a large deck with connected flooring that leads directly to the over sized detached garage – offering easy access and great use of outdoor space. Situated in a vibrant community with a recreational center, parks, and nearby schools, this home offers quick access to major roads and highways, making commuting and daily errands a breeze. Whether you're looking to invest or settle into your first home, this Livingston gem offers the perfect blend of



comfort, convenience, and potential. Don't miss out, book a private viewing today!

Built in 2018

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2210209 |
| Price | \$685,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,629 |
| Acres | 0.06 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 34 Howse Row Ne |
| Subdivision | Livingston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 0Z4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Recreation Facilities |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s) |
|-------------------|---|

| | |
|--------------|--|
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Built-In Gas Range, Gas Oven |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Aluminum Siding, Brick, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 18 |
| Zoning | R-G |
| HOA Fees | 450 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR 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.