

\$624,990 - 28 Howse Crescent Ne, Calgary

MLS® #A2222203

\$624,990

3 Bedroom, 3.00 Bathroom, 1,688 sqft
Residential on 0.07 Acres

Livingston, Calgary, Alberta

Stunning Home for Sale in Livingston â€“
Prime Location with Modern Upgrades
Discover this exceptional 1,688 sqft home in
the highly desirable Livingston community on
Center Street. Perfectly located just minutes
from Costco, Superstore, Walmart, schools,
and more, this residence is ideal for families
and professionals alike.

Key Features:

Living Space

Bedrooms & Bathrooms: 3 spacious
bedrooms, 2.5 stylish bathrooms.

Garage: Oversized with an 18-ft door and a
Level 2 fast charger receptacle for electric
vehicles.

Outdoor Highlights

Patio & Walkway: Textured, colored concrete
patio and pathway to the garage.

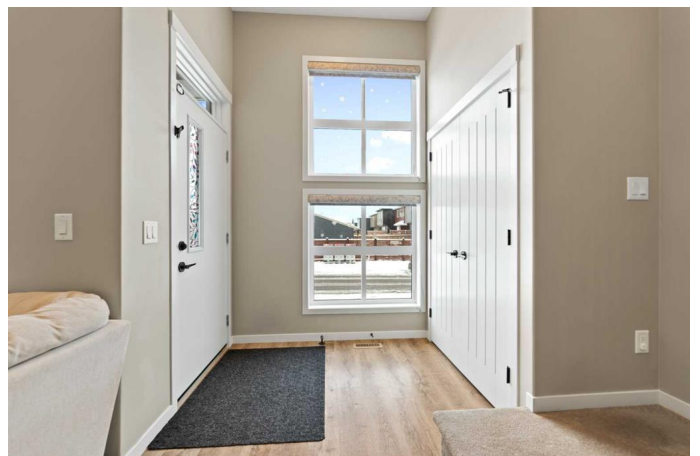
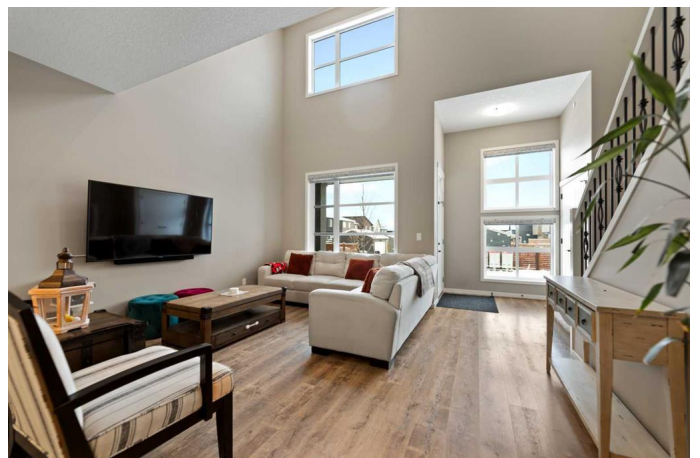
Convenience: Natural gas BBQ outlet and
cold/hot water garden hose outlets for easy
maintenance and outdoor fun.

Main Floor Excellence

Great Room: Stunning open-to-above ceilings
soaring to 18 ft, bathed in natural light.

Modern Kitchen:

Full-height, dual-tone cabinets with soft-close
features.



9-ft quartz island “ perfect for entertaining.

Dining Room: Spacious for family meals and gatherings.

Office: A dedicated private space for work or study.

Pantry: Smartly designed for kitchen storage needs.

Sophisticated Design

Exterior: Contemporary façade with extra windows for brightness.

Foyer: Raised 11-ft ceilings for a grand entrance.

Staircase: Elegant iron spindle railing.

Upgrades & Finishes

Flooring: Premium LVP flooring throughout main and upper levels.

Bathrooms:

Quartz countertops with comfort-height, soft-close toilets.

Master bath: Luxurious 6-ft glass shower with tiled nook and bench.

Second bath: 6-ft glass tub door with full-height tiles.

Storage: Walk-in closet in the master bedroom; ample storage in all rooms.

Safety & Comfort

Fire sprinklers on all three floors for peace of mind.

9-ft basement ceiling with 2 egress windows

â€“ ready for future development.

HVAC system, gas furnace, central AC, and Ecobee Smart Thermostat for year-round comfort.

Central vacuum rough-in for added convenience.

This home masterfully combines modern design with thoughtful features, making it an unbeatable choice for those seeking style, comfort, and practicality in Calgary. With the best comparable price in Livingston, this property is a must-see!

Built in 2018

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2222203 |
| Price | \$624,990 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,688 |
| Acres | 0.07 |
| Year Built | 2018 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 28 Howse Crescent Ne |
| Subdivision | Livingston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P1L4 |

Amenities

| | |
|----------------|------------------------------------|
| Amenities | Other |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 15 |
| Zoning | R-G |
| HOA Fees | 445 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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