

# \$599,800 - 67 Howse Crescent Ne, Calgary

MLS® #A2215832

**\$599,800**

3 Bedroom, 3.00 Bathroom, 1,637 sqft  
Residential on 0.07 Acres

Livingston, Calgary, Alberta

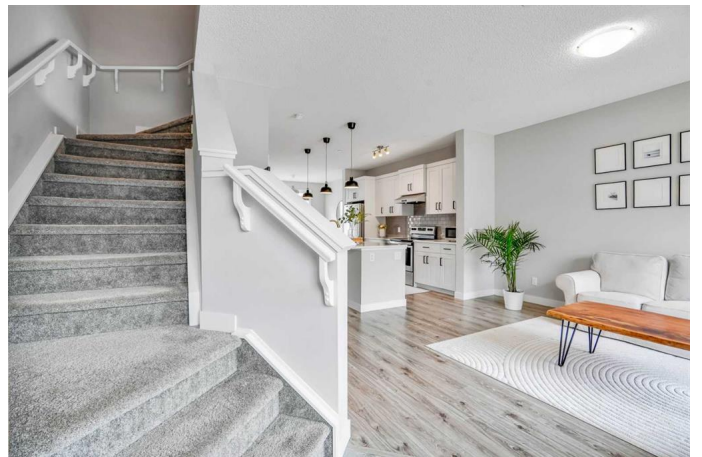
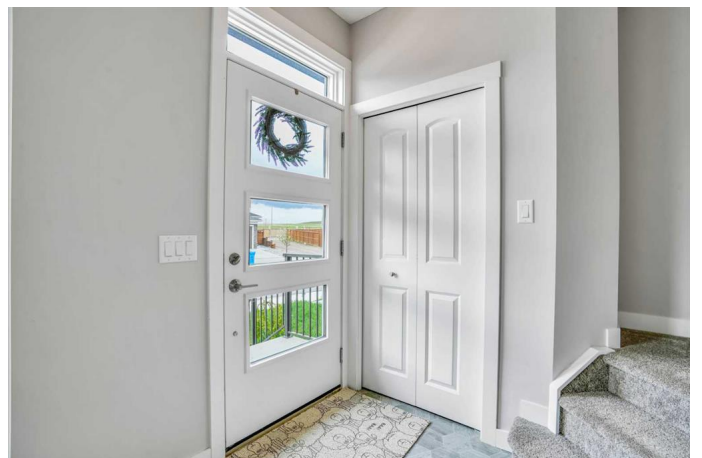
**DOUBLE GARAGE | BONUS ROOM |  
OPEN-CONCEPT FLOOR PLAN | NEW  
SIDING AND ROOF | ORIGINAL OWNER**

Welcome to this well-kept, original-owner home in Livingston! The main floor features 9-ft ceilings and an open layout with a bright SOUTH-facing living room, luxury vinyl plank flooring, quartz countertops, and stainless steel appliances. The kitchen is designed for both function and style, complete with a LONG CENTRAL ISLAND—great for everyday meals or hosting. There's also a handy space across from the kitchen that works perfectly as STUDY AREA.

Upstairs, you'll find a BONUS ROOM offers extra living space—ideal for family movie nights or a kids' play area. Plus a spacious primary bedroom that easily fits a KING-SIZE bed with room to spare. It also comes with a walk-in closet and an ensuite bathroom with a window. Two more bedrooms of equal size and a full bath complete the second level.

The basement is unfinished and ready for your future plans. It includes a SPRINKLER rough-in from the builder, saving you a big step (and expense) if you're thinking about developing a legal suite.

Outside, enjoy the professionally built deck (city permitted) and a detached GARAGE. The roof and siding were just replaced in May



2025, giving extra peace of mind.

This home has been loved and carefully maintainedâ€”just move in and make it yours!  
Check out the 3D Virtual Tour.

Built in 2019

### Essential Information

MLS® #	A2215832
Price	\$599,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,637
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	67 Howse Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1L4

### Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan,
-------------------	---

Appliances	Quartz Counters, Walk-In Closet(s), Bathroom Rough-in Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

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

### **Additional Information**

Date Listed	May 25th, 2025
Days on Market	22
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Skyrock
----------------	---------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.