

# \$466,700 - 902, 60 Howse Lane Ne, Calgary

MLS® #A2217899

**\$466,700**

3 Bedroom, 3.00 Bathroom, 1,169 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

The thoughtfully designed and beautifully finished Armstrong by Brookfield Residential is a brand new home offering 3 bedrooms, 2.5 bathrooms and a private double attached garage. The open concept main living area features a timeless central kitchen with full height cabinets complete with a suite of Stainless Steel appliances including a built-in hood fan, built-in microwave and quartz countertops with additional seating space at the central island. The bright kitchen opens to the living and dining areas, making the perfect space for entertaining guests. The large living area has a wall of windows allowing natural light to pour through the property all day long. The upper level has an expansive ~11'x12' primary bedroom complete with a walk-in closet and private ensuite. Two more bedrooms, a full bathroom and laundry complete the upper level. Completing the property on the lower level is a private double attached garage to keep your vehicle and valuables safe and secure all year long. If you're looking for a brand new beautifully designed townhouse in Calgary, this is it! This property includes full builder warranty + Alberta New Home Warranty in the desirable new community of Livingston.

Built in 2025

## Essential Information

MLS® #

A2217899



|                |               |
|----------------|---------------|
| Price          | \$466,700     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,169         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 902, 60 Howse Lane Ne |
| Subdivision | Livingston            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T0T 0T0               |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Secured Parking, Trash, Visitor Parking |
| Parking Spaces | 2                                       |
| Parking        | Double Garage Attached                  |
| # of Garages   | 2                                       |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer           |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Lot Description   | Back Lane, Landscaped |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 112           |
| Zoning         | DC            |
| HOA Fees       | 450           |
| HOA Fees Freq. | ANN           |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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.