

# \$709,900 - 82 Howse Common Ne, Calgary

MLS® #A2236350

**\$709,900**

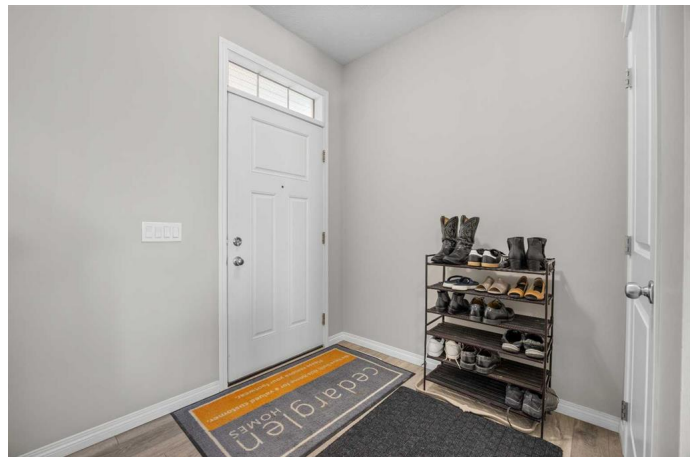
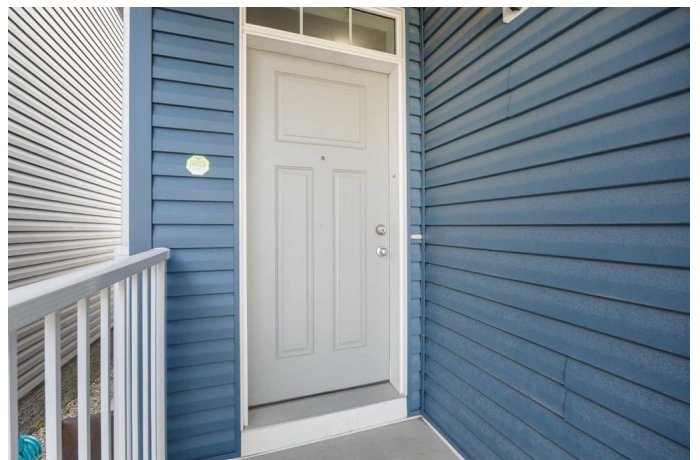
3 Bedroom, 3.00 Bathroom, 2,095 sqft  
Residential on 0.07 Acres

Livingston, Calgary, Alberta

Welcome to this beautifully presented two-storey detached home in the vibrant and growing community of Livingston. With 2,095 sq.ft. of thoughtfully designed space and a south-facing backyard, this home offers the perfect blend of comfort, style, and future potential.

The main level features 9-foot ceilings and durable vinyl plank flooring throughout. The open-concept layout includes a bright Living Room with an electric fireplace and a Dining area that leads directly onto the sunny deck—complete with gas hookup and stairs down to the backyard, making it ideal for BBQs and outdoor entertaining. The backyard features a cherry tree, creating a lovely space for gardening or play. At the heart of the home is a modern Kitchen equipped with quartz countertops, a central island, stainless steel appliances and a walk-through pantry connecting conveniently to the mudroom and double attached garage. The home also features energy-efficient triple-pane windows and a tankless hot water system, enhancing comfort and efficiency.

In the upstairs, you'll find a spacious Primary Suite complete with a walk-in closet and a 4-piece ensuite featuring double vanities. Two additional bedrooms are well-sized and share a full 4-piece bathroom. A generous Bonus Room offers great flexibility for a family lounge or media space. On the side, there's a



built-in desk make it a perfect spot for a home office or study nook. A dedicated laundry room on this level adds everyday convenience and keeps household chores easily accessible.

The unfinished basement includes a bathroom rough-in, offering excellent potential for future development—whether it be a home gym, additional bedrooms, or a recreation area.

Located in a well-connected neighbourhood, this home is just minutes from the Livingston Hub, parks, schools, shopping, and major routes such as Stoney Trail and Deerfoot Trail.

Built in 2018

### **Essential Information**

MLS® #	A2236350
Price	\$709,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,095
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	82 Howse Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0V3

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Rectangular Lot, Fruit Trees/Shrub(s), No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	48
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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