

# \$829,990 - 89 Howse Common Ne, Calgary

MLS® #A2243184

**\$829,990**

5 Bedroom, 4.00 Bathroom, 2,013 sqft  
Residential on 0.08 Acres

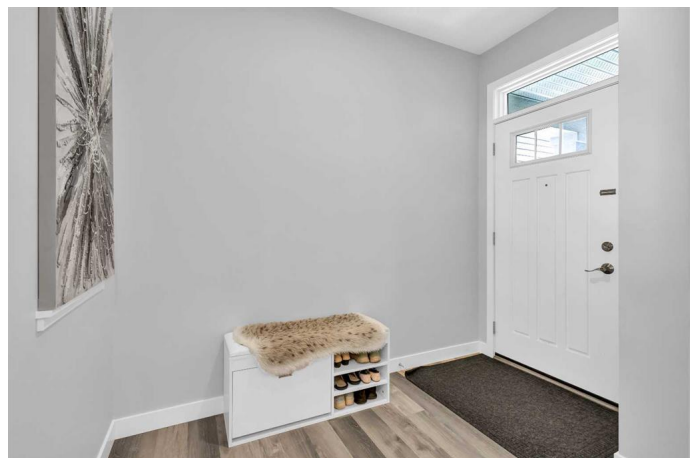
Livingston, Calgary, Alberta

Welcome to 89 Howse Common NE â€” a beautifully designed residence nestled in the heart of Calgaryâ€™s sought-after Livingston community. Built by Jayman in 2019, this home combines modern elegance with thoughtful functionality, offering over 3,000 square feet of upgraded living space, including a fully developed walkout basement with a beautiful basement suite.

From the moment you step inside, you're greeted by a bright, open-concept layout filled with natural light. The main floor impresses with its 9-foot ceilings, luxury wide-plank vinyl flooring, and oversized windows that frame picturesque views. The gourmet kitchen is a true showpiece, featuring premium granite countertops, stainless steel appliances, a large central island, full-height cabinetry, and stylish pendant lighting â€” ideal for family gatherings or elegant entertaining.

The adjacent living and dining areas create a seamless flow, anchored by a feature gas fireplace that adds warmth and character. Step out onto the upper deck to enjoy morning coffee or evening sunsets, overlooking the fenced backyard and the peaceful surroundings.

Upstairs, the home continues to shine with three spacious bedrooms and a generous bonus room. The primary suite offers a relaxing retreat, complete with a spa-inspired



ensuite that includes a double vanity, glass-enclosed shower, soaker tub, and a large walk-in closet. A convenient upper-level laundry room and a second full bathroom complete the upper level with both style and practicality.

The fully finished walkout basement offers exceptional flexibility, boasting a complete two-bedroom basement suite with its own private entrance, full kitchen, bathroom, laundry, and living space – perfect for extended family, rental income, or guests. With a concrete walkway leading to the separate entrance and a beautifully maintained exterior, every detail has been carefully considered.

This six-year-old home sits on a quiet street and enjoys easy access to Livingston's signature amenities, including the Livingston Hub, parks, pathways, and transit routes. With excellent curb appeal, a double attached garage, and high-end finishes throughout, this is a rare opportunity to own a home that truly has it all – comfort, design, income potential, and an unbeatable location.

Built in 2019

**Essential Information**

MLS® #	A2243184
Price	\$829,990
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,013
Acres	0.08
Year Built	2019
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	89 Howse Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1L2

### Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Skylight(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Lot Description	Back Yard, Low Maintenance Landscape, Other, Paved, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Wood Frame
Foundation	See Remarks

### Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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