# \$689,800 - 70 Howse Common Ne, Calgary

MLS® #A2252113

# \$689,800

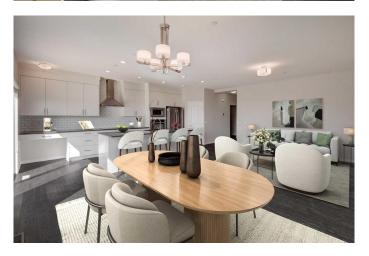
3 Bedroom, 3.00 Bathroom, 2,028 sqft Residential on 0.07 Acres

Livingston, Calgary, Alberta

HOME SWEET HOME! Welcome to this stunning 2 storey family home perfectly located in the desirable and popular community of Livingston OFFERING IMMEDIATE POSSESSION. This exquisite home offers 3 bedrooms, 2.5 bathrooms, a double attached garage and 2,853+ SQFT of contemporary living space throughout. RECENT UPGRADES include fresh paint, new roof and siding, newer dry and new hot water tank. The charming curb appeal leads you in to the sun-drenched main floor offering a 2 piece vanity bathroom, bright foyer, formal dining area, mud room, a massive living room flooded with natural sunlight and complimented by a chic, cozy fireplace and the gourmet chef's kitchen complete with premium stainless steel appliances, gleaming granite countertops, granite center island ideal for entertaining and a convenient corner pantry. Upstairs you will find 2 generous sized bedrooms, a 4 piece bathroom, a spacious laundry room, a family/bonus room that is perfect for a growing family and the master retreat boasting a walk-in closet and lavish 4 piece ensuite bathroom. The undeveloped basement offers incredible potential for future development. It offers all the storage space you could desire and a utility room. Outside, there is a double attached garage with driveway parking for 2 additional vehicles, and the landscaped, fully fenced backyard with a large deck. Great location close to all major amenities including shopping, parks, green







spaces, public transportation, restaurants and major roadways. This home is a must view! Book your private viewing today!

# Built in 2017

## **Essential Information**

MLS® # A2252113 Price \$689,800

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,028 Acres 0.07 Year Built 2017

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 70 Howse Common Ne

Subdivision Livingston
City Calgary
County Calgary
Province Alberta
Postal Code T3P 0V3

#### **Amenities**

Amenities None Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Garage Door Opener,

**Garage Faces Front** 

# of Garages 2

#### Interior

Interior Features Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage,

Vinyl Windows, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range

Hood, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Garden, Private Entrance, Private Yard

Lot Description Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level,

Low Maintenance Landscape, Rectangular Lot, Street Lighting, Views,

Zero Lot Line

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed August 29th, 2025

Days on Market 64

Zoning R-G

HOA Fees 467

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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