

# \$249,900 - 1005, 60 Howse Lane Ne, Calgary

MLS® #A2252210

**\$249,900**

1 Bedroom, 1.00 Bathroom, 442 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Introducing Meridian by Brookfield Residential, located in the heart of Livingston! This 1-bedroom, 1-bathroom townhome offers the perfect combination of convenience and comfort. Current promotion includes FREE A/C rough-in, gas line to BBQ Island Pendants, cabinet crown + riser and interior selections upgrades! Situated in a highly desirable neighbourhood, it's just moments away from a wide range of amenities, making it an excellent choice for first-time homebuyers or investors. The "Coltrane" model features a thoughtfully designed open-concept layout, complete with luxury vinyl plank flooring throughout the living spaces and bedroom (no carpet). The large west-facing windows at the front of the home invite abundant natural light, creating a bright and welcoming atmosphere all day long. The kitchen overlooks the living and dining areas, making it ideal for hosting friends and family. The kitchen is beautiful and functional, featuring stainless steel appliances, quartz countertops, full-height cabinets, and a pantry. The spacious peninsula island offers additional seating and storage options. The generous primary bedroom comes with a large closet and windows that look out onto the patio. A 4-piece bathroom and a utility room with in-suite laundry and extra storage complete the home, offering convenience and practicality. Completing the unit is a title parking stall. Situated in Livingston, a vibrant new community, this townhome is within walking distance of parks, playgrounds, the



Livingston Homeowners Association, a dog park and numerous other amenities. With easy access to major routes, this property presents an opportunity that shouldn't be missed. Please note: The photos provided are of a previous home and may not represent the property for sale, finishes may vary.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2252210      |
| Price          | \$249,900     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 442           |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1005, 60 Howse Lane Ne |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 2B5                |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 1     |
| Parking        | Stall |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz |
|-------------------|-----------------------------------------------------------------|

|            |                                                                                                 |
|------------|-------------------------------------------------------------------------------------------------|
|            | Counters                                                                                        |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), ENERGY STAR Qualified Dishwasher |
| Heating    | Forced Air                                                                                      |
| Cooling    | Rough-In                                                                                        |
| Basement   | None                                                                                            |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Other                                        |
| Lot Description   | Landscaped, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Frame                                   |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 8                   |
| Zoning         | M-1                 |
| HOA Fees       | 450                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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