

# \$579,000 - 36 Howse Drive Ne, Calgary

MLS® #A2266078

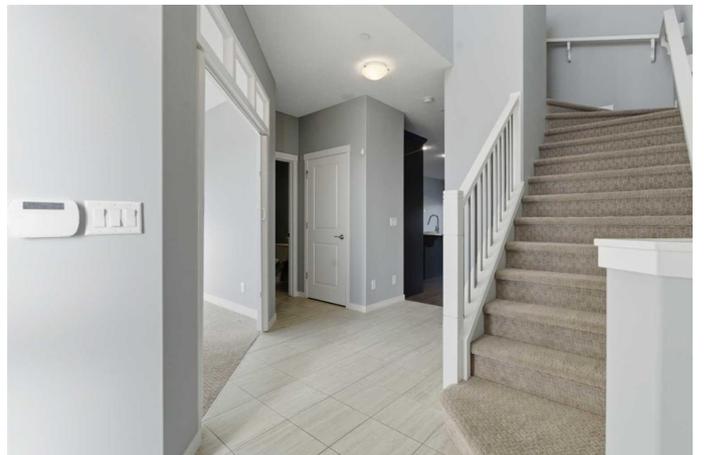
**\$579,000**

3 Bedroom, 3.00 Bathroom, 1,549 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

FRONTING ONTO GREEN SPACE |  
ENCLOSED HOME OFFICE ON THE MAIN  
FLOOR | FRESH PAINT AND TASTEFUL  
UPGRADES THROUGHOUT | QUICK  
POSSESSION AVAILABLE | JUST A 7  
MINUTE WALK TO THE LIVINGSTON HUB!

This move-in ready home in vibrant Livingston combines modern finishes with a functional family layout in an unbeatable location facing a peaceful green space. A welcoming entryway opens into a bright main level with hardwood floors, large windows and an open floor plan designed for everyday living. An enclosed den just off the foyer provides a quiet and private workspace ideal for remote work or study. The kitchen is a chef's delight, featuring stainless steel appliances, a central island with seating for casual meals, sleek cabinetry and a walk-in pantry for extra storage. Clear sightlines from the kitchen to the dining and living areas create a seamless flow for entertaining or keeping an eye on the kids. The living room provides a relaxing space with extra windows that fill the home with natural light and warmth. A convenient mudroom connects to the backyard, while a main floor powder room adds everyday practicality. Retreat at the end of the day to the spacious primary bedroom on the upper level offering a large walk-in closet and a 4-piece ensuite for relaxation at day's end. Two additional bright bedrooms and another full bathroom complete the upper level, providing comfort and privacy for family or guests. The



unfinished basement holds endless potential for future development with ample storage and flexible space to suit your needs. Outside, the fenced backyard offers grassy play space for kids and pets, plus a gravel pad ready for a future double garage, perfect for customizing to your lifestyle. Enjoy the convenience of fronting onto open green space while being just minutes from parks, playgrounds and the incredible Livingston Hub, which features a gymnasium, indoor basketball courts, outdoor skating rink, splash park, skate park, tennis courts and even a summer farmerâ€™s market. With over 250 acres of open space, walking trails and quick access to Stoney and Deerfoot Trails, this growing master-planned community offers an active, connected lifestyle with everything you need close at hand.

Built in 2016

### **Essential Information**

MLS® #	A2266078
Price	\$579,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,549
Acres	0.06
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	36 Howse Drive Ne
Subdivision	Livingston
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3P 0V4

### **Amenities**

Amenities	Park, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 23rd, 2025
Days on Market	6
Zoning	R-G
HOA Fees	400
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	LPT Realty
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