

# \$599,800 - 67 Howse Crescent Ne, Calgary

MLS® #A2215832

**\$599,800**

3 Bedroom, 3.00 Bathroom, 1,637 sqft  
Residential on 0.07 Acres

Livingston, Calgary, Alberta

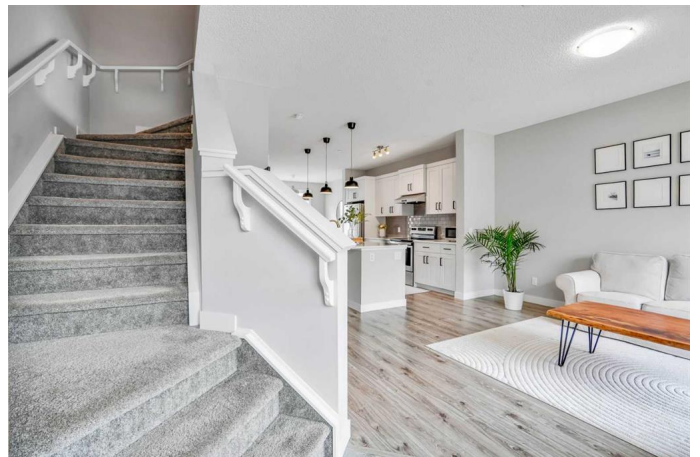
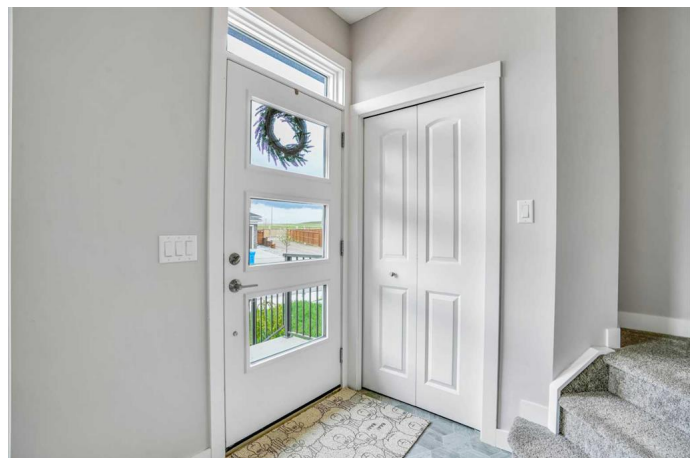
DOUBLE GARAGE | BONUS ROOM |  
OPEN-CONCEPT FLOOR PLAN | NEW  
SIDING AND ROOF | ORIGINAL OWNER

Welcome to this well-kept, original-owner home in Livingston! The main floor features 9-ft ceilings and an open layout with a bright SOUTH-facing living room, luxury vinyl plank flooring, quartz countertops, and stainless steel appliances. The kitchen is designed for both function and style, complete with a LONG CENTRAL ISLAND—great for everyday meals or hosting. There's also a handy space across from the kitchen that works perfectly as STUDY AREA.

Upstairs, you'll find a BONUS ROOM offers extra living space—ideal for family movie nights or a kids' play area. Plus a spacious primary bedroom that easily fits a KING-SIZE bed with room to spare. It also comes with a walk-in closet and an ensuite bathroom with a window. Two more bedrooms of equal size and a full bath complete the second level.

The basement is unfinished and ready for your future plans. It includes a SPRINKLER rough-in from the builder, saving you a big step (and expense) if you're thinking about developing a legal suite.

Outside, enjoy the professionally built deck (city permitted) and a detached GARAGE. The roof and siding were just replaced in May



2025, giving extra peace of mind.

This home has been loved and carefully maintainedâ€”just move in and make it yours!  
Check out the 3D Virtual Tour.

Built in 2019

**Essential Information**

MLS® #	A2215832
Price	\$599,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,637
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	67 Howse Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1L4

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

**Interior**

Interior Features	Bathroom Rough-in, Breakfast Bar, Kitchen Island, No Smoking Home,
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	Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 25th, 2025
Days on Market	23
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Skyrock
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