

# \$859,900 - 90 Howse Common Ne, Calgary

MLS® #A2231416

**\$859,900**

6 Bedroom, 4.00 Bathroom, 2,278 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

Very beautiful open view, 6 bedrooms, side entrance, and finished basement, welcome to this fully upgraded 2278 sqft single family home in popular Livingston. It features central air conditioned, LVP flooring throughout and 9 feet ceiling on the main floor, wrought iron spindles on the stairs, upgraded large glass panel, knock down ceiling, quartz counter tops in the kitchen and bathrooms, and upgraded lighting package. Upper floor has 4 bedrooms, large and bright master bedroom, ensuite with double vanity sinks, separated shower and bathtub, large bonus room, functional compartment main bathroom with double vanity sinks, and laundry room. Main floor with sunny living room, sliding door to private deck, beautiful deck with glass panel railing and stairs to the backyard, upgraded kitchen cabinets and chimney hood fan stainless steel appliances, spacious dining area, walk through pantry, and office with window and closet, can be used as a bedroom. Finished basement with separated entrance, extra bedroom, full bathroom, and large family room. It has been fully fenced, backyard with large concrete patio. It closes to the future community center, shopping, playground, and easy access to major roads. \*\* 90 Howse Common NE \*\*



Built in 2021

## Essential Information

MLS® #

A2231416

|                |             |
|----------------|-------------|
| Price          | \$859,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,278       |
| Acres          | 0.07        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 90 Howse Common Ne |
| Subdivision | Livingston         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3P 1L2            |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Party Room, Racquet Courts, Recreation Room, Visitor Parking |
| Parking Spaces | 4                                                            |
| Parking        | Double Garage Attached                                       |
| # of Garages   | 2                                                            |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Tankless Hot Water, Walk-In Closet(s)                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                             |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Yard                                                 |
| Lot Description   | Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Wood Frame                                                   |
| Foundation        | Poured Concrete                                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 49              |
| Zoning         | R-G             |
| HOA Fees       | 450             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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