

# \$685,000 - 34 Howse Row Ne, Calgary

MLS® #A2210209

**\$685,000**

3 Bedroom, 3.00 Bathroom, 1,629 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to this stylish and functional home located in the Livingston community – a perfect opportunity for first-time buyers or savvy investors! Step inside to an inviting open-concept layout featuring 9-foot ceilings throughout, laminated flooring, and a spacious living room that flows effortlessly into a modern kitchen. With upgrades throughout the entire home, the kitchen is beautifully finished with quartz countertops, stainless steel appliances, and plenty of space for cooking and entertaining. Natural light pours in through large windows and double skylights, creating a warm and airy atmosphere. A side entrance offers excellent potential for a future legal suite or private access, adding even more value to this smart investment. Upstairs, you’ll find three generous bedrooms, including a primary retreat with a private ensuite, walk-in closet, and a private balcony feature. A conveniently located upstairs laundry room adds to the thoughtful layout. The fully fenced backyard with a BBQ gas line is perfect for entertaining. Also featuring a large deck with connected flooring that leads directly to the over sized detached garage – offering easy access and great use of outdoor space. Situated in a vibrant community with a recreational center, parks, and nearby schools, this home offers quick access to major roads and highways, making commuting and daily errands a breeze. Whether you're looking to invest or settle into your first home, this Livingston gem offers the perfect blend of



comfort, convenience, and potential. Don't miss out, book a private viewing today!

Built in 2018

### Essential Information

MLS® #	A2210209
Price	\$685,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,629
Acres	0.06
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	34 Howse Row Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0Z4

### Amenities

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
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Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Built-In Gas Range, Gas Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	20
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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