

\$759,000 - 274 Howse Drive Ne, Calgary

MLS® #A2258564

\$759,000

4 Bedroom, 4.00 Bathroom, 1,898 sqft

Single Family on 0.12 Acres

Livingston, Calgary, Alberta

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom home on a sunny corner lot in the vibrant and growing community of Livingston, Calgary. Thoughtfully designed with a main floor denâ€”ideal for a home officeâ€”and an upper-level bonus room for added space and flexibility. The stylish kitchen features a large quartz island, chimney-style hood fan, built-in microwave, and upgraded cabinetryâ€”perfect for both everyday living and entertaining. This home also includes a 1-bedroom, 1-bathroom basement suite (illegal) with a private entrance, offering excellent rental income potential or space for extended family. It has been already rented for \$1250/ month on a month to month lease. Buyer has an option to keep the tenants. Enjoy peace of mind with brand new roofing, vinyl siding, and gutters, and bask in the natural light that fills every room thanks to the home's corner lot placement. Located just a short distance to the Livingston Hub, which features a community center, banquet facility, meeting and multi-use rooms, gym, playgrounds, and more, this home offers convenience, value, and lifestyle in one of Calgaryâ€™s most sought-after new neighborhoods. Aggressively priced and move-in readyâ€”donâ€™t miss this incredible opportunity! (id:6289)

Built in 2021

Essential Information



Listing #	A2258564
Price	\$759,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,898
Acres	0.12
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

Address	274 Howse Drive Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P1K5

Amenities

Amenities	Park, Playground, Schools, Shopping, Exercise Centre, Recreation Centre
Features	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Hood Fan
Heating	Forced air
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Stone, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office

Real Broker



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