# \$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 Calgary's most sought-after new neighborhoods. Aggressively priced and move-in readyâ€"don'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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