

# \$544,999 - 117 Howse Lane Ne, Calgary

MLS® #A2260458

**\$544,999**

3 Bedroom, 3.00 Bathroom, 1,616 sqft  
Single Family on 0.05 Acres

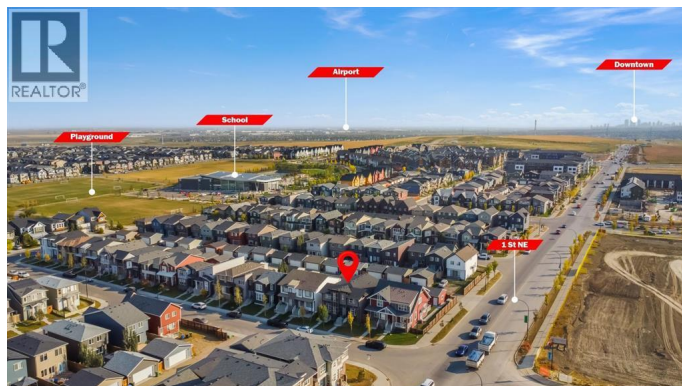
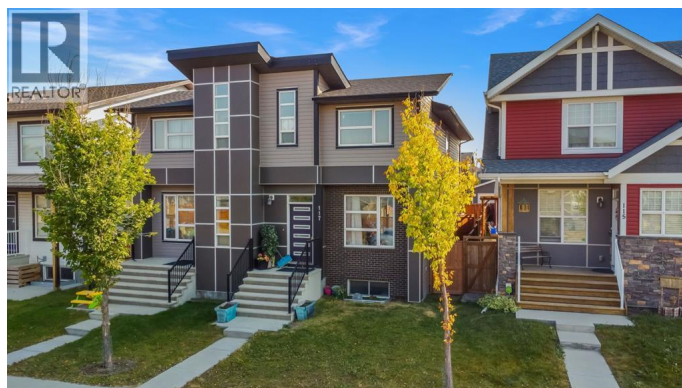
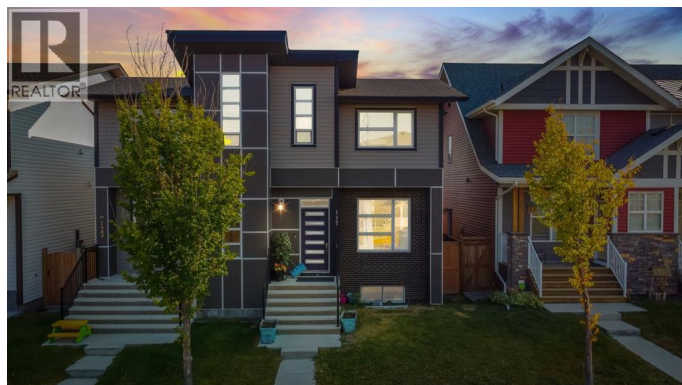
Livingston, Calgary, Alberta

Welcome to 117 Howse Lane NE in the family-friendly community of Livingston! This beautifully maintained semi-detached home offers over 1,560 sq ft of functional living space, designed with comfort and future potential in mind. The bright, open-concept main floor features a spacious living room with large front windows, a dining area perfect for family meals, and a modern kitchen with quartz countertops, stainless steel appliances, and ample cabinetry. A convenient half bath completes the main level. Upstairs, you'll find the primary suite with a walk-in closet and ensuite, along with two additional bedrooms and a full family bathroom—ideal for a growing family. One of this home's standout features is the separate side entrance and basement suite rough-in, providing incredible flexibility for future development or rental income. (City approval needed for development) Step outside to enjoy a large backyard, offering plenty of space for kids, pets, or creating your dream outdoor living area. (id:6289)

Built in 2017

## Essential Information

Listing #	A2260458
Price	\$544,999
Bedrooms	3
Bathrooms	3.00



Half Baths	1
Square Footage	1,616
Acres	0.05
Year Built	2017
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	117 Howse Lane Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P0Z3

### Amenities

Amenities	Park, Schools, Shopping
Parking	None, Street

### Interior

Appliances	Refrigerator, Stove, Microwave, Hood Fan, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1
Basement	Separate entrance, Walk-up

### Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

### Listing Details

Listing Office	eXp Realty
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