

\$439,765 - 1001, 60 Howse Lane Ne, Calgary

MLS® #A2261715

\$439,765

3 Bedroom, 3.00 Bathroom, 1,170 sqft
Single Family on 0.00 Acres

Livingston, Calgary, Alberta

LIMITED TIME PROMOTION - Choose 2 of 3:
| FREE A/C (SUPPLY & INSTALL) | 2 YEARS
FREE CONDO FEES | \$5,000 TOWARD
WINDOW COVERINGS! The Armstrong by
Brookfield Residential offers style, comfort,
and convenience in the heart of Livingston.
This brand-new, upgraded home features 3
bedrooms, 2.5 bathrooms, two private
balconies, and a private double attached
garage. The open-concept main level is ideal
for entertaining, with a timeless kitchen
showcasing full-height cabinets, quartz
countertops, stainless-steel appliances
including a chimney hood fan and built-in
microwave + a spacious island for additional
dining space. A bright living area with
south-facing windows floods the space with
natural light, while the dining area seamlessly
connects to the kitchen. On the upper level,
the ~11'x12' primary retreat includes
its own private balcony as well as a walk-in
closet and ensuite with a walk-in shower. The
upper level is completed by two additional
bedrooms, a full bathroom, and laundry.
Upgrades include A/C rough-in, a gas line for
your BBQ on the main level balcony, and
durable LVP flooring on the entry stairs. With
nearly 1,200 ft² of living space (RMS: 1,170 /
Builder: 1,255), this home is perfect for
professionals, small families, or investors
seeking a hassle-free property. Complete with
full builder and Alberta New Home Warranty,
this is your opportunity to enjoy the comfort
and convenience of a brand-new home in one



of Calgaryâ€™s most desirable new communities. Start enjoying the maintenance-free lifestyle this winter with no more snow shovelling! (id:6289)

Built in 2025

Essential Information

Listing #	A2261715
Price	\$439,765
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,170
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1001, 60 Howse Lane Ne
Subdivision	Livingston
City	Calgary
Province	Alberta
Postal Code	T3P2Z6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, No Animal Home, No Smoking Home, Parking
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Range, Dryer, Microwave, Hood Fan
Heating	Forced air
Cooling	See Remarks
# of Stories	3

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Charles



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