

# \$679,900 - 131 Howse Crescent Ne, Calgary

MLS® #A2223239

**\$679,900**

4 Bedroom, 4.00 Bathroom, 1,512 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

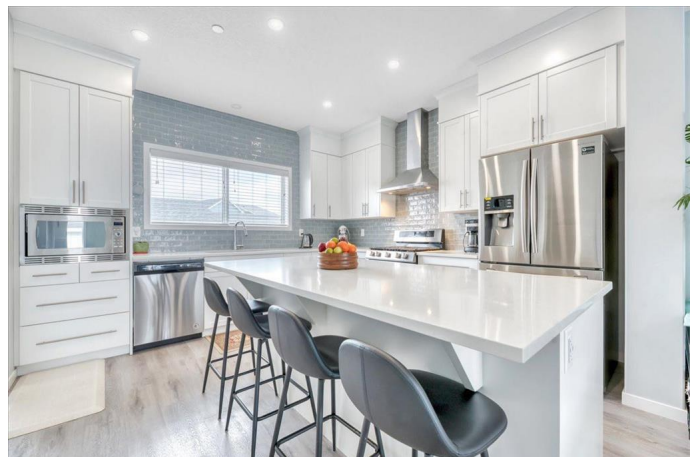
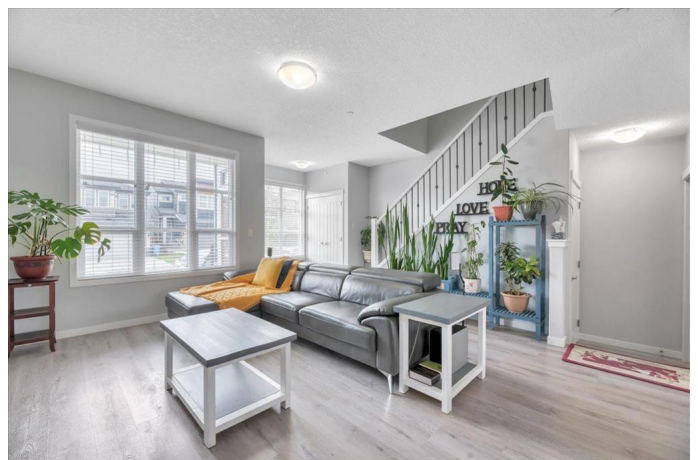
**\*COME SAY HI at our OPEN HOUSE**

Saturday May 24 from 2-4pm! \* Welcome to this beautifully maintained 1,512 sq ft (plus basement) detached laned home located in the vibrant and family-friendly community of Livingston. With 3 spacious bedrooms and 2.5 baths on the upper levels, plus a fully finished basement offering even more living space, this home is perfect for growing families, professionals, or anyone seeking comfort and flexibility.

Step inside to an open-concept main floor that features a bright living room, a feature staircase and open to above, a modern kitchen with timeless cabinetry, a soft cerulean backsplash and stainless steel appliances including gas stove and French door fridge, and a dining area that's ideal for entertaining. Other great features include a massive pantry and a nicely tucked away 2 pc bath. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a walk-in closet and ensuite bath, along with a convenient second-floor laundry with floor drain.

The fully developed basement extends your living space with a large recreation room—perfect for a home theater, play area or gym—a fourth bedroom, a smart bonus space for a den/home office, and an additional full bathroom, with 9' ceilings and nice natural lighting making it ideal for guests or multigenerational living.

Enjoy the fully fenced outdoors with a crafted



deck and pergola, underground sprinkler system and garden space! Take full advantage of the oversized double detached garage, offering ample storage cabinets and parking space.

Located in the desirable Livingston community, this home provides easy access to parks, walking trails, new schools, shopping, and major routes. Don't miss your chance to own this fantastic home in one of Calgary's most sought-after new communities. Book your showing today!

Built in 2019

**Essential Information**

MLS® #	A2223239
Price	\$679,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,512
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	131 Howse Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1L5

**Amenities**

Amenities	None
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Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Oversized, See Remarks
# of Garages	2

### Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 21st, 2025
Days on Market	12
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Ally Realty
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