

# \$749,000 - 174 Howse Drive Ne, Calgary

MLS® #A2203898

**\$749,000**

3 Bedroom, 3.00 Bathroom, 2,032 sqft  
Residential on 0.09 Acres

Livingston, Calgary, Alberta

Discover this beautiful home in the vibrant new community of Livingston! PRIME LOCATION JUST CROSSED HUGE POND PARK! This well-maintained property features an open floor plan with 9' ceilings on the main floor, creating a bright and spacious atmosphere. The main area combines a large dining room and living room, alongside a contemporary gourmet kitchen with a huge quartz island, walk-in pantry, and a mudroom that leads to an upgraded, 2' wider double attached garage. Step outside through the patio doors to a large deck and fully fenced backyard—perfect for entertaining! Upstairs, you'll find three generously sized bedrooms, a bright bonus room overlooking the POND PARK and COMMUNITY CENTRE, and a convenient laundry room. The master suite includes an ensuite bath with double sinks and a walk-in closet. The second bathroom is also upgraded with dual sinks for added convenience. This beautiful home also has many upgrades: Brand new roof and siding, permitted EV charge, Newer A/C(2023), dishwasher and microwave (2023). This home Perfectly positioned facing a picturesque pond, green space, and a kids' playground, this home offers a peaceful yet convenient lifestyle. Enjoy quick access to scenic walking trails around the pond, where you can take in stunning sunrises and sunsets. You'll enjoy easy access to Stoney Trail, Deerfoot Trail, CrossIron Mall, shopping, and the VIVO Leisure Centre. HOA fees include access to



the community centre, which offers a gymnasium, outdoor rink, skate park, and more.

Built in 2018

### **Essential Information**

MLS® #	A2203898
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,032
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	174 Howse Drive Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0V5

### **Amenities**

Amenities	Fitness Center, Parking, Clubhouse, Community Gardens, Picnic Area, Playground, Park, Party Room
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Other
Lot Description	Landscaped, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 19th, 2025
Days on Market	17
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Skyrock
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