

\$579,900 - 16 Howse Rise Ne, Calgary

MLS® #A2114941

\$579,900

4 Bedroom, 4.00 Bathroom, 1,310 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to your dream home in the heart of Livingston Community. This stunning half duplex, situated on a spacious corner lot, offers a perfect blend of modern living and downtown views. With 4 bedrooms and 3.5 baths, this home is designed to accommodate your every need.

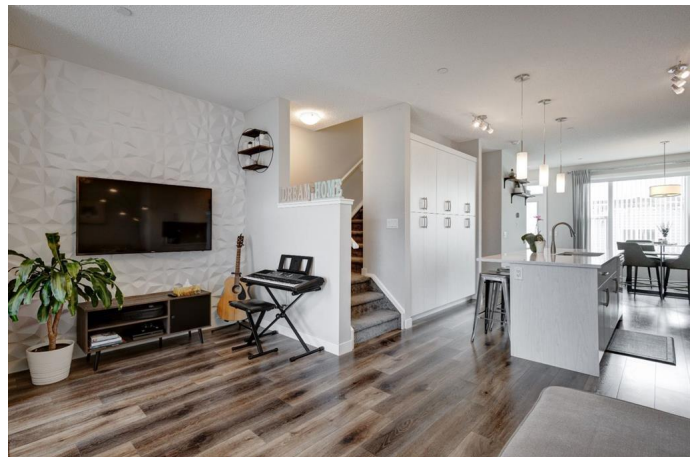
As you step inside, you'll be greeted by an abundance of natural light streaming through the large windows, creating a warm and inviting atmosphere. The open-concept main floor features a well-appointed kitchen, perfect for entertaining, and a cozy living area that opens onto a fantastic deck, ideal for enjoying those summer evenings.

The fenced backyard provides privacy and security, making it a great space for family gatherings or letting pets roam freely. Parking is a breeze with the convenience of a double detached garage.

Head upstairs to discover the second level, where the primary bedroom awaits with its own 3-piece ensuite, offering a private oasis within your home. The 2nd and 3rd bedrooms share a full bath, providing comfort and convenience for the entire family.

The fully developed basement adds even more value to this property, boasting a spacious living room for movie nights or game days, an additional bedroom, and another full bath – making it an ideal space for guests or a growing family.

This residence not only offers a comfortable and stylish living space but also the



convenience of a prime location. Enjoy the perks of living in Livingston Community, surrounded by hub amenities, parks, and the vibrant energy of downtown Calgary just 20 mins away.

Don't miss the opportunity to call this half duplex your home – book your showing today and embrace the lifestyle that awaits you in this desirable Calgary neighborhood!

Built in 2019

Essential Information

MLS® #	A2114941
Price	\$579,900
Sold Price	\$590,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,310
Acres	0.06
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	16 Howse Rise Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1L3

Amenities

Amenities	Clubhouse
Parking Spaces	2

Parking	Double Garage Detached
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Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 23rd, 2024
Days on Market	9
Zoning	R-Gm
HOA Fees	400.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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