

# \$779,000 - 113 Howse Common Ne, Calgary

MLS® #A2143782

**\$779,000**

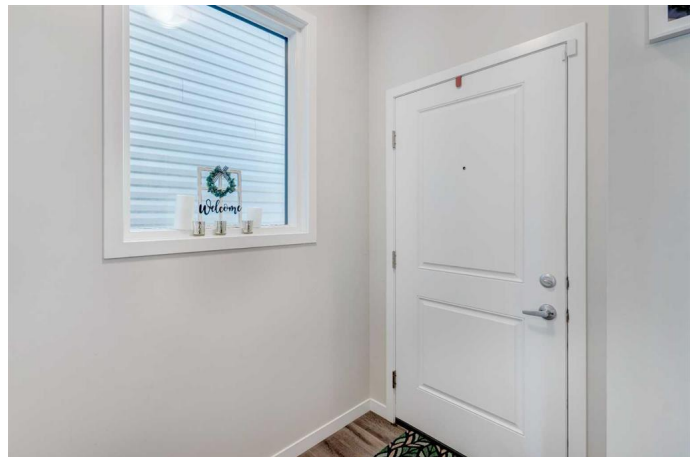
4 Bedroom, 3.00 Bathroom, 2,242 sqft  
Residential on 0.08 Acres

Livingston, Calgary, Alberta

INCREDIBLE VALUE | 4 BEDROOM UP | OFFICE MAIN FLOOR | FULLY FENCED, NEW DECK | NEW CONCRETE WALKWAY | SIDE ENTRANCE | BACK LANE | Welcome to 113 Howse Common NE, a stunning and spacious 4-bedroom plus den/office in main floor, 3-bathroom detached home in the vibrant community of Livingston. This meticulously maintained property, offers a perfect blend of modern design, comfortable living space, and a fantastic location close to all amenities.

Step inside and be greeted by an abundance of natural light thanks to its large windows throughout. The open-concept main floor seamlessly connects the living room, dining area, and kitchen, creating a perfect space for entertaining family and friends. The main floor also offers a good-sized room perfect for a home office, with a big window viewing out.

Upstairs is where all the bedrooms are. You'll find a cozy master bedroom complete with a private 5pcs en-suite bathroom and a walk-in closet. Another spacious living room and three other bedrooms, good enough for a big family. Outside, a fenced backyard with a patio area awaits, perfect for hosting summer barbecues or simply relaxing amidst greenery. Many features were added to the house: Newly Deck, fully Fenced, Concrete Walkway alongside of the house, Rock landscape in front. High Efficient heating systems ensures



year-round comfort. This prime location puts you close to parks, schools, shopping centers, and easy access to major roadways for a convenient commute.

Don't miss out on this wonderful opportunity to own a home that combines modern amenities with a warm, family-friendly atmosphere. Call your favourite Realtor to schedule your private viewing and envision yourself living in this delightful space.

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2143782    |
| Price          | \$779,000   |
| Sold Price     | \$775,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,242       |
| Acres          | 0.08        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 113 Howse Common Ne |
| Subdivision | Livingston          |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3P 1L2             |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|         |                                                                      |
|---------|----------------------------------------------------------------------|
| Parking | Alley Access, Double Garage Attached, Driveway, Insulated, On Street |
|---------|----------------------------------------------------------------------|

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer         |
| Heating           | Forced Air                                                                         |
| Cooling           | None                                                                               |
| Has Basement      | Yes                                                                                |
| Basement          | Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade                        |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2024 |
| Date Sold      | July 9th, 2024  |
| Days on Market | 17              |
| Zoning         | R-G             |
| HOA Fees       | 0.00            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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