

\$649,900 - 20 Howse Crescent Ne, Calgary

MLS® #A2146885

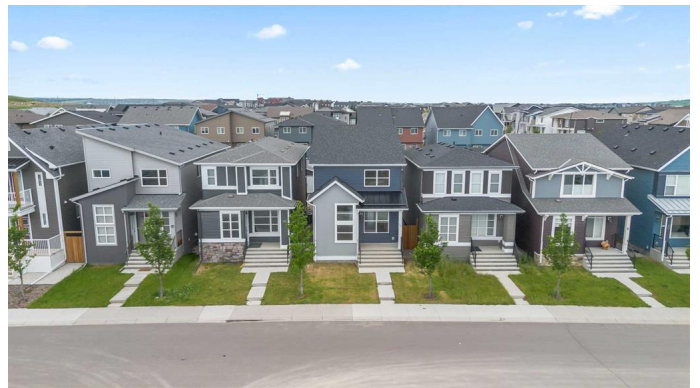
\$649,900

3 Bedroom, 3.00 Bathroom, 1,702 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

Welcome to 20 Howse Crescent, where luxury meets convenience in the heart of Livingston, Calgary's most coveted community. This stunning home boasts a grand entrance with soaring 16-foot ceilings, flooding the main floor with natural light that accentuates the open layout and exquisite kitchen. The main level is a showcase of premium upgrades including expansive windows, elegant railings, a cozy fireplace, and a gourmet kitchen equipped with stainless steel appliances, a gas range, chimney hood fan, built-in microwave, and a generous island perfect for entertaining. The dining room overlooks a fenced private backyard, ideal for summer gatherings and relaxation. Upstairs, retreat to the tranquility of the master bedroom featuring a luxurious 4-piece ensuite with an upgraded tiled shower and separate soaker tub. Two additional spacious bedrooms and another full bath provide ample space for family or guests. The 9-foot unfinished basement offers limitless potential for customization to suit your lifestyle needs. Livingston Community epitomizes modern living with its unparalleled amenities, highlighted by the renowned 35,000 sqft Livingston Hub. Residents enjoy access to a skating rink, water spray park, ping pong tables, gymnasium, playgrounds, tennis courts, banquet facilities, community kitchen, daycare spaces, and more. Future-proofed with planned stops on the upcoming Green LRT Line, Livingston is designed by Brookfield Development, ensuring a prime location near



Deerfoot and Stoney Trails. This home surpasses expectations and presents an opportunity not to be missed. Call today to arrange your private showing and experience the epitome of contemporary living at 20 Howse Crescent.

Built in 2019

Essential Information

MLS® #	A2146885
Price	\$649,900
Sold Price	\$637,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,702
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	20 Howse Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1L4

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 6th, 2024
Date Sold	August 15th, 2024
Days on Market	40
Zoning	R-G
HOA Fees	467.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Solutions
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