

\$699,000 - 87 Howse Crescent Ne, Calgary

MLS® #A2152443

\$699,000

5 Bedroom, 5.00 Bathroom, 1,953 sqft

Residential on 0.07 Acres

Livingston, Calgary, Alberta

Watch 3D and Virtual Tour This spacious home boasts over 2,830 square feet of living space, thoughtfully designed for modern living. The main floor features a full bedroom and bathroom, ideal for guests or family members who prefer to avoid stairs. You'll also find a generous living room with an electric fireplace, perfect for cozy winter nights. The chef's kitchen is equipped with a built-in oven, microwave, chimney hood fan, beautiful backsplash, quartz countertops, and soft-close cabinets.

Upstairs, the home offers three additional bedrooms, including a luxurious primary suite. There's also a bonus room that can serve as a home office or play area, a convenient laundry room, and another full bathroom. The basement has a rough-in for a separate entrance, allowing for potential customization or suite subject to approval and permitting by the city/municipality development. It's fully finished, featuring a bedroom, a spacious recreational room, and a full bathroom. The basement also has a rough-in for a wet bar, making it easy to add a kitchenette. The property is fully fenced and landscaped, enhancing both privacy and curb appeal. Located in the vibrant Livingston Community, residents enjoy access to a 35,000 sq. ft. hub with amenities including three skating rinks, a tennis court, a basketball court, a gymnasium, a splash park, a playground, an outdoor amphitheatre, meeting rooms, a temporary fire hall, and planned future developments like a



hospital and Green LRT line. This family-friendly neighbourhood offers convenient access to schools, shopping centers, and transportation routes. All that's left to do is move in and enjoy. Contact your favourite real estate agent today to schedule a private viewing.

Built in 2019

Essential Information

MLS® #	A2152443
Price	\$699,000
Sold Price	\$710,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,953
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	87 Howse Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1L4

Amenities

Amenities	Clubhouse, Other, Park, Party Room, Playground, Recreation Room
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Cul-De-Sac, Low Maintenance Landscape, Interior Lot, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 3rd, 2024
Days on Market	8
Zoning	R-G
HOA Fees	449.40
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.