

\$710,000 - 72 Howse Heights Ne, Calgary

MLS® #A2163759

\$710,000

4 Bedroom, 4.00 Bathroom, 1,742 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Stunning Single-Family Home in Livingston!

Discover this beautifully appointed 3-bedroom, 2.5-bathroom home with a legal 1-bedroom walk-out basement in the vibrant Livingston community, Calgary. Conveniently located just off Stoney Trail and Centre Street, you'll be close to Superstore, Vivo, Landmark Cinema, Home Depot, Canadian Tire, major banks, restaurants, and more. It's a short 5-minute drive to North Point bus terminal and 10 minutes to Cross Iron Mills, with easy access to Deerfoot via Stoney Trail.

Key Features:

- Main Floor: Spacious living room, a large office, and a stylish kitchen with granite countertops and stainless-steel appliances, including a full-sized fridge with ice dispenser.
- Upstairs: 3 bedrooms, a large bonus room, granite countertops in the bathrooms and upstairs laundry.
- Basement: Legal 1-bedroom suite with a walk-out to grade, featuring a second kitchen, laundry, and furnace for added convenience and privacy.
- Exterior: Detached two-car garage and a deck perfect for outdoor enjoyment.



- Community: Access to The Livingston Hub with green spaces, soccer fields, and a recreation center.

Book your viewing today and make this dream home yours! ?

Built in 2020

Essential Information

MLS® #	A2163759
Price	\$710,000
Sold Price	\$680,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,742
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

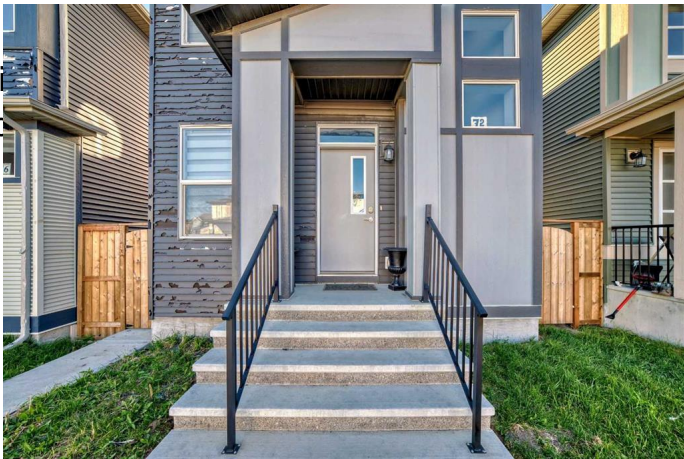
Address	72 Howse Heights Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1P1

Amenities

Amenities	Party Room, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Microwave Hood, Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out



Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped, Private, Rectangular Lot, Sloped Down, Zero Lot Line
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2024
Date Sold	October 4th, 2024
Days on Market	27
Zoning	R-G
HOA Fees	420.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.