

\$710,000 - 139 Howse Crescent Ne, Calgary

MLS® #A2172500

\$710,000

4 Bedroom, 4.00 Bathroom, 1,516 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Welcome to 139 Howse Crescent!

This delightful residence is the perfect opportunity for first-time buyers or savvy investors. As you step inside, you'll be greeted by a spacious open-concept layout flooded with natural light, showcasing a warm and inviting main entrance. The living room boasts a cozy electric fireplace, ideal for family gatherings while offering peace of mind for those with kids or pets. The durable 10-pound carpet inlay adds a soft touch on the stairs and upper floor, enhancing comfort throughout.

At the heart of the home is a stunning quartz kitchen island, designed for effortless cooking and entertaining. A generously sized pantry provides ample storage for all your culinary essentials, complemented by sleek stainless steel appliances. Step outside to the expansive deck, featuring a built-in gas-operated BBQ and a low-maintenance yard—perfect for outdoor gatherings and relaxation. The garage includes a convenient touch screen display for scheduled heating, ensuring efficiency with every use.

On the second floor, you'll find a serene master suite complete with a walk-in closet and a private ensuite bathroom. A centrally located laundry room offers easy access from every room, making laundry day a breeze. If humidity has been a concern in the past, this home is equipped with an HRV unit to manage



moisture and prevent condensation build-up.

The basement features a separate exterior entrance leading to a cozy, legalized one-bedroom suite with its own laundry facilities—ideal for hosting guests, accommodating in-laws, or generating rental income.

And there's more! Located nearby are fantastic local amenities, including the impressive 35,000 sq ft Livingston Hub. Here, you can enjoy a variety of recreational activities, from ice skating and tennis to basketball and splash parks. With a playground, outdoor amphitheater, and numerous programs to choose from, there's something for everyone.

Don't miss your chance to call this stellar home your own!

Built in 2019

Essential Information

MLS® #	A2172500
Price	\$710,000
Sold Price	\$700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,516
Acres	0.08
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	139 Howse Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B 3P6

Amenities

Amenities	Recreation Facilities
Parking Spaces	5
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, On Street

Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2024
Date Sold	November 18th, 2024
Days on Market	38
Zoning	R-G

HOA Fees	467.25
HOA Fees Freq.	ANN

Listing Details

Listing Office	First Place Realty
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