

\$585,000 - 16 Howse Drive Ne, Calgary

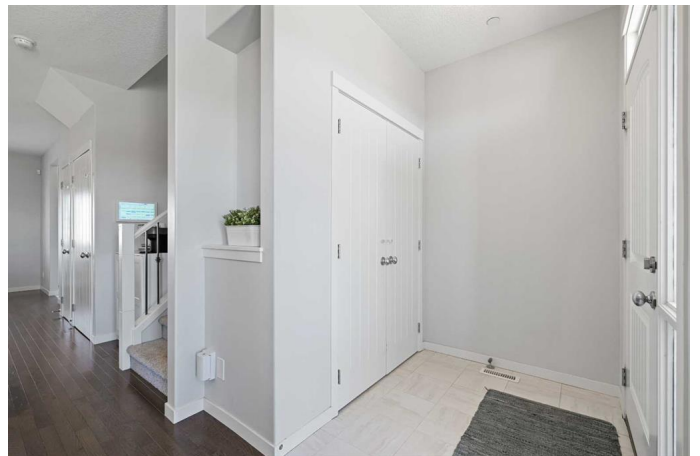
MLS® #A2195619

\$585,000

3 Bedroom, 3.00 Bathroom, 1,386 sqft
Residential on 0.06 Acres

Livingston, Calgary, Alberta

*****OPEN HOUSE THIS SUNDAY MARCH 30th 12:00-3:00pm***** This is the one you have been waiting for! An upgraded 3 bedroom, 3 bathroom home directly across the street from huge playfields, future school site, and the amazing Livingston Community Center - The HUB! As you enter this open concept floor plan you are guided by gleaming real hardwood flooring. Spacious living room with large windows letting in tons of natural light! Gorgeous kitchen with crisp white cabinetry, quartz counters, stainless appliances including built-in microwave, subway tile backsplash, two toned large center island with undermount sink, and pantry. Open to the bright dining area with an access door to the large backyard that's fully fenced and landscaped. Head upstairs to the primary bedroom with walk-in closet and upgraded ensuite with tile flooring and quartz counters. Good sized 2nd and 3rd bedrooms and another full 4-piece bathroom complete this family friendly upper floor. Full basement is well equipped with roughed-in plumbing and awaiting your design ideas. Stay cool in the hot summer months with central A/C and lots of parking with the double pad in the back and tons of street parking out front. All of this in a vibrant community and steps to the award-winning Livingston HUB - a massive entertainment and community center for the exclusive use of Livingston residents. This state-of-the-art facility offers a splash park, gymnasiums and sports courts, room rentals, fitness and art programs, soccer fields,



landscaped parks and pathways, and community ice rinks. Livingston is a master-planned community with over 250 acres of parks, pathways, and a future town center featuring 1 million sq. ft. of retail and office space. Quick access out to Stoney and Deerfoot Trail and only 12 mins to the Calgary International Airport.

Built in 2017

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2195619 |
| Price | \$585,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,386 |
| Acres | 0.06 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 16 Howse Drive Ne |
| Subdivision | Livingston |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3P 0V4 |

Amenities

| | |
|----------------|---|
| Amenities | Park, Party Room, Playground, Recreation Room, Picnic Area, Racquet Courts, Recreation Facilities |
| Parking Spaces | 2 |
| Parking | Parking Pad, RV Access/Parking |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Lawn |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 30 |
| Zoning | R-G |
| HOA Fees | 467 |
| HOA Fees Freq. | ANN |

Listing Details

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

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