

# \$799,900 - 69 Howse Common Ne, Calgary

MLS® #A2248301

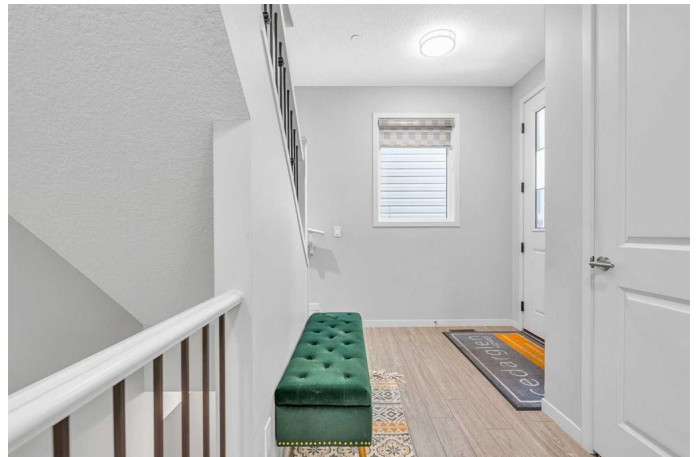
**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,137 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Stunning Upgraded Home with Walkout Basement in Livingston! Welcome to this beautifully upgraded home located in the sought-after community of Livingston, featuring a fully finished walkout basement and thoughtfully designed living spaces throughout. As you step inside, you're greeted by a bright, open-concept layout filled with natural light. The main floor showcases 9-foot ceilings, luxury vinyl plank flooring, 8-foot doors, and oversized windows, offering both elegance and functionality. At the heart of the home is the gourmet kitchen, equipped with granite countertops, stainless steel appliances, a large island, full-height cabinetry, a built-in microwave, built-in oven, and a gas cooktop. The added spice kitchen with Gas Cooktop makes meal prep a breeze for any culinary enthusiast. The living and dining areas are anchored by a stylish electric fireplace, adding warmth and charm to the space. From here, step out onto the upper deck—perfect for enjoying your morning coffee or evening drink. Upstairs features three spacious bedrooms and a large bonus room with expansive windows that flood the space with natural sunlight. The primary suite is a true retreat, complete with a 5-piece ensuite including a double vanity, glass-enclosed shower, soaker tub, and a generous walk-in closet. This level is completed by a second full bathroom, a convenient laundry room, and maintains the upscale finish with 9-foot ceilings and 8-foot doors throughout. The fully finished walkout



basement is ideal for extended family or guests, offering a fourth bedroom, full bathroom, and a spacious family room with direct access to the backyard. Additional features include Water Purifier, Water Softener, Hot Tub. Close to Livingston Community Centre, shopping, playgrounds, and with easy access to Stoney Trail. This home offers the perfect blend of luxury, comfort, and locationâ€”a must-see for any serious buyer!

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248301    |
| Price          | \$799,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,137       |
| Acres          | 0.08        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 69 Howse Common Ne |
| Subdivision | Livingston         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3P 0V3            |

**Amenities**

|                |      |
|----------------|------|
| Amenities      | None |
| Parking Spaces | 4    |

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 1                      |

## Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan        |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Water Purifier |
| Heating           | Forced Air                                                                                                                |
| Cooling           | None                                                                                                                      |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Electric                                                                                                                  |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full                                                                                                                      |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                                            |
| Lot Description   | Back Lane, Backs on to Park/Green Space, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Concrete, Vinyl Siding                                               |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 81                |
| Zoning         | R-G               |
| HOA Fees       | 473               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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