

# \$648,900 - 28 Howse Crescent Ne, Calgary

MLS® #A2206457

**\$648,900**

3 Bedroom, 3.00 Bathroom, 1,688 sqft  
Residential on 0.07 Acres

Livingston, Calgary, Alberta

Located in the highly sought-after community of Livingston on Center Street, this remarkable home offers the perfect blend of convenience, comfort, and modern design. Just minutes away from Costco, Superstore, No-Frills, Walmart, and schools, this property is ideal for families and professionals alike.

## Living Space

Size: 1,688 sqft of thoughtfully designed living space.

Bedrooms & Bathrooms: 3 spacious bedrooms and 2.5 modern bathrooms.

Garage: Oversized garage with an 18-ft wide door, equipped with a Level 2 fast charger receptacle for electric vehicles.

## Outdoor Upgrades :

Textured and colored concrete patio and walkway leading to the garage.

Natural gas BBQ outlet for seamless outdoor cooking.

Two cold water garden hose outlets and one hot water outlet for added convenience.

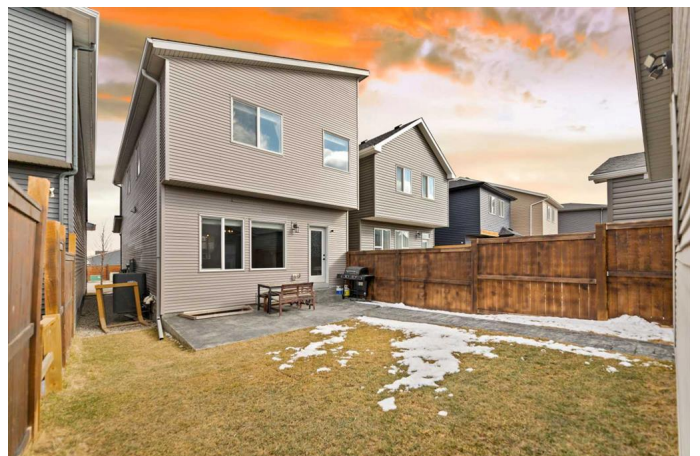
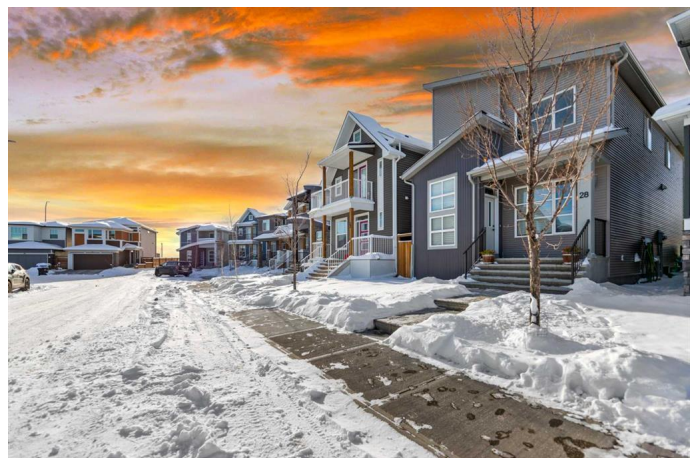
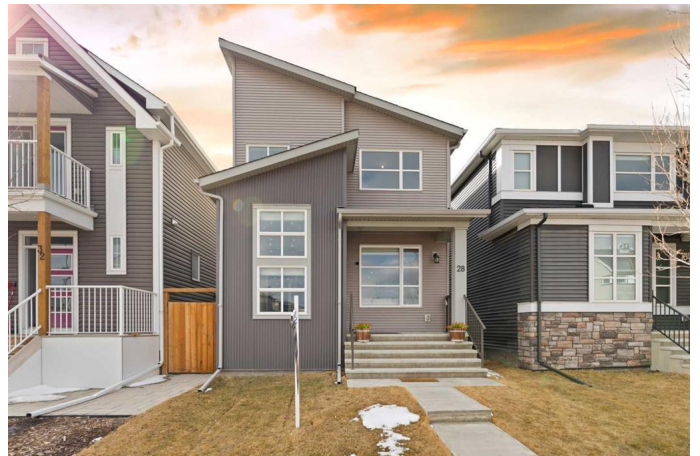
## Main Floor Highlights

Great Room: Features impressive open-to-above ceilings soaring to 18 ft, filling the space with natural light and grandeur.

## Modern Kitchen:

Upgraded full-height, dual-tone cabinets with soft-close doors and bin drawers.

A large 9-ft quartz countertop island, perfect



for cooking and entertaining.

Dining Room: Ample space for family meals and gatherings.

Office Space: A private area ideal for remote work or study.

Pantry: Convenient storage for kitchen essentials.

### Design & Elevations

Exterior: A modern facade with extra windows for abundant natural light.

Foyer: Raised ceiling height of 11 ft, creating a grand entrance.

Staircase: Elegant iron spindle railing as a standout feature.

### Upgrades & Finishes

Flooring: Durable and stylish LVP flooring throughout the main and upper levels.

Bathrooms:

Quartz countertops and comfort-height toilets with soft-closing lids.

Master Bath: Luxurious 6-ft glass shower door, tiled nook, and built-in bench. Second Bath: 6-ft glass bathtub door with full-height tiles.

Bedrooms: Ample storage in all rooms, including a walk-in closet in the master bedroom.

### Safety & Comfort Features:

Fire Sprinklers are installed on all three floors for added safety.

9ft Basement Ceiling with 2 egress windows, providing the potential for future development.

Water Softener, HVAC system, Gas Furnace, and Central AC Unit are included, ensuring year-round comfort.

Central Vacuum Rough-In and the Home is equipped with an Ecobee Smart Thermostat for efficient temperature control.

This Home blends modern aesthetics, thoughtful design, and practical upgrades, making it an exceptional choice for those

seeking a stylish, functional home in a prime Calgary location. Best Comparable PRICE in Livingston.

Built in 2018

### **Essential Information**

MLS® #	A2206457
Price	\$648,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,688
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	28 Howse Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1L4

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Gas Range
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	18
Zoning	R-G
HOA Fees	445
HOA Fees Freq.	ANN

## Listing Details

Listing Office	URBAN-REALTY.ca
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