

# \$447,466 - 1003, 60 Howse Lane Ne, Calgary

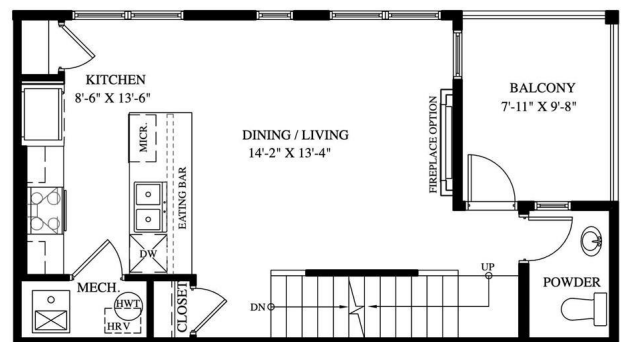
MLS® #A2209833

**\$447,466**

2 Bedroom, 3.00 Bathroom, 987 sqft  
Residential on 0.00 Acres

Livingston, Calgary, Alberta

Welcome to Meridian townhomes in Livingston - Brookfield Residential's newest townhome development. The Brubeck model offers 2 bedrooms, 2.5 bathrooms and nearly 1,000 square feet of living space over two levels + a single attached garage. This beautiful new home has been tastefully designed and includes an open concept main living area. The kitchen is complete with a chimney hood fan, built-in microwave and suite of stainless steel appliances. The kitchen has a large quartz peninsula providing additional seating space and it overlooks the main living/dining area. Walls of windows flood the space with natural light all day long. The main level is complete with a 2pc bathroom. The upper level features dual primary bedrooms, each complete with their own private ensuite and walk-in closets. Laundry is conveniently located on the second level, providing added convenience for everyday living. The private single attached garage is the perfect space to keep your vehicle and valuables safe all year long. This brand new home comes with full builder warranty as well as Alberta New Home Warranty and will be ready for occupancy this year!



Built in 2025

## Essential Information

MLS® #                   A2209833  
Price                     \$447,466

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	987
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	1003, 60 Howse Lane Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T0T 0T0

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 11th, 2025

Days on Market      4

Zoning                 DC

HOA Fees              450

HOA Fees Freq.      ANN

### **Listing Details**

Listing Office         Charles

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