

\$699,990 - 31 Howse Manor Ne, Calgary

MLS® #A2226757

\$699,990

3 Bedroom, 3.00 Bathroom, 2,046 sqft

Residential on 0.08 Acres

Livingston, Calgary, Alberta

Open House Sat JULY 5th at 2-4PM:

Beautifully maintained home located in the sought-after community of Livingston. The open-concept main floor features soaring 9'™ ceilings and an abundance of natural light, with a spacious living and dining area that flows seamlessly into a modern kitchen. Enjoy high-end finishes including a massive quartz island, walk-in pantry, and a well-planned mudroom connecting to the double attached garage. Step through patio doors to a large deck and a fully fenced backyard—ideal for summer entertaining.

Upstairs, discover a bright and versatile bonus room, convenient laundry, and three generously sized bedrooms. The elegant primary suite offers a walk-in closet and a spa-inspired ensuite with dual quartz vanities. The secondary full bath is also upgraded with quartz counters.

Perfectly located near scenic pond-side walking trails and community green spaces, this home offers quick access to Stoney Trail, Deerfoot Trail, CrossIron Mills, and VIVO Recreation Centre. HOA fees include year-round access to Livingston's state-of-the-art community centre featuring a gymnasium, outdoor skating rink, skate park, and more.

Built in 2016



Essential Information

MLS® #	A2226757
Price	\$699,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,046
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	31 Howse Manor Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0X2

Amenities

Amenities	Recreation Facilities
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Driveway
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Living Room, Brick Facing
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	45
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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