

# \$759,000 - 66 Howse Common Ne, Calgary

MLS® #A2228622

**\$759,000**

3 Bedroom, 4.00 Bathroom, 2,034 sqft  
Residential on 0.07 Acres

Livingston, Calgary, Alberta

Welcome home in Livingston! This gorgeous, sun drenched, fully developed home has it all! Upgraded and ready for new owners - As you enter the home you have a generous landing with lots of space, beautiful gleaming flooring throughout the main floor, Enter the main living space and enjoy the amazing kitchen complete with a huge island, quartz countertops, loads of cabinets and counter space, upgraded stainless steel appliances and tiled backsplash. the main floor is wide open and has tons of space for your dining table and chairs and all of your living room furniture with the beautiful fireplace as the main focal - this is a great space for family dinners and entertaining guests! the main floor is finished off with a half bath, mud room to the garage and sliding doors to the sunny south yard! Upstairs has an awesome and huge bonus room, a primary bedroom with a full ensuite bathroom and a walk in closet, 2 additional good sized bedrooms, another full bathroom for the kids and upper laundry! The basement is fully finished with a large rec room and a 3 piece bathroom as well as some storage space! The features you will appreciate here are BRAND NEW Siding, Shingles and front window (insurance claim from the hail storm) upgraded lighting, appliances, Central A/C, prime location with easy access to the major roadways to get you anywhere quickly, tankless hot water, finished garage and so much more! this is a great home and is ready for someone to love it just



like the current owners have! Come and have a look :)

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228622    |
| Price          | \$759,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,034       |
| Acres          | 0.07        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 66 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   | 2                      |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings            |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas, Living Room        |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                   |
| Lot Description   | Back Yard, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Wood Frame                                       |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 28             |
| Zoning         | R-G            |
| HOA Fees       | 467            |
| HOA Fees Freq. | ANN            |

## Listing Details

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



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