

# \$674,900 - 33 Howse Row Ne, Calgary

MLS® #A2228070

**\$674,900**

4 Bedroom, 4.00 Bathroom, 1,707 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Loaded with UPGRADES | Fully Finished Basement | Double Detached Garage | Welcome to your new home in the desirable community of Livingston! Step inside and you'll appreciate the soaring high ceilings, open-to-below floor plan and gorgeous hardwood flooring. The UPGRADED kitchen features ceiling high cabinets, a large central island, stone countertops, sleek stainless steel appliances including a stylish yet functional hood fan and a built-in microwave. A spacious living room and dining area make this an ideal place to entertain friends and family! Design details such as the gorgeous black metal railings add to the aesthetic appeal of this home. Upstairs, there are 3 generously sized bedrooms. The primary bedroom features a walk-in closet and an UPGRADED 4-pc ensuite with a fully tiled shower, a deep tub with tile surround and stone countertops on the vanity. Another 4-pc bathroom completes this level. The FULLY FINISHED basement has a large living/rec room, a 4th bedroom and a 3-pc bathroom ensuring ample space for all your family's needs! The no-maintenance, fully fenced, WEST-FACING backyard has a DOUBLE detached garage and a large 18' x 17' deck - a great place to spend your summer evenings! The home also features a BRAND NEW ROOF, siding, eavestroughs, downspouts and garage door. Situated on a quiet street, within a 5 minute walk to the Livingston Community Center and with easy access to the rest of the city via stoney trail,



this home is a must-see! Call to book your private showing today.

Built in 2017

### Essential Information

MLS® #	A2228070
Price	\$674,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,707
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	33 Howse Row Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0Z3

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	June 4th, 2025
Days on Market	32
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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