

# \$785,000 - 274 Howse Drive Ne, Calgary

MLS® #A2236895

**\$785,000**

4 Bedroom, 4.00 Bathroom, 1,898 sqft  
Residential on 0.12 Acres

Livingston, Calgary, Alberta

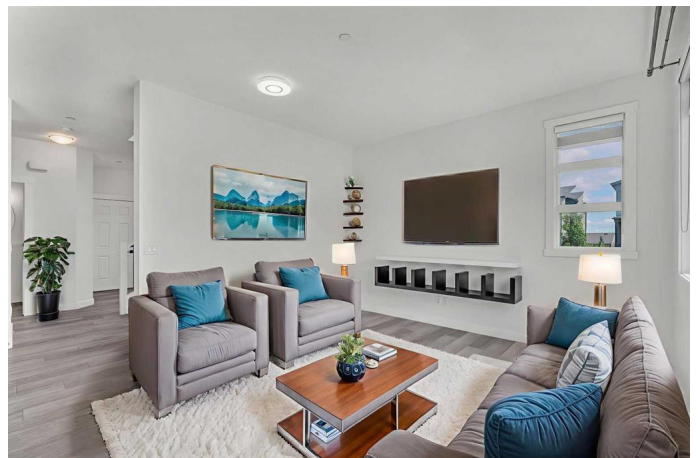
Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom home on a sunny corner lot in the vibrant and growing community of Livingston, Calgary. Thoughtfully designed with a main floor den—ideal for a home office—and an upper-level bonus room for added space and flexibility.

The stylish kitchen features a large quartz island, chimney-style hood fan, built-in microwave, and upgraded cabinetry—perfect for both everyday living and entertaining.

This home also includes a 1-bedroom, 1-bathroom basement suite (illegal) with a private entrance, offering excellent rental income potential or space for extended family. It has been already rented for \$1250/ month on a month to month lease. Buyer has an option to keep the tenants.

Enjoy peace of mind with brand new roofing, vinyl siding, and gutters, and bask in the natural light that fills every room thanks to the home's corner lot placement.

Located just a short distance to the Livingston Hub, which features a community center, banquet facility, meeting and multi-use rooms, gym, playgrounds, and more, this home offers convenience, value, and lifestyle in one of Calgary's most sought-after new neighborhoods.



Aggressively priced and move-in readyâ€™donâ€™t miss this incredible opportunity!

Built in 2021

### Essential Information

MLS® #	A2236895
Price	\$785,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,898
Acres	0.12
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	274 Howse Drive Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1K5

### Amenities

Amenities	Fitness Center, Playground, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Chandelier
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 6th, 2025
Days on Market	69
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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