

# \$709,800 - 70 Howse Common Ne, Calgary

MLS® #A2252113

**\$709,800**

3 Bedroom, 3.00 Bathroom, 2,028 sqft  
Residential on 0.07 Acres

Livingston, Calgary, Alberta

HOME SWEET HOME! Welcome to this stunning 2 storey family home perfectly located in the desirable and popular community of Livingston OFFERING IMMEDIATE POSSESSION. This exquisite home offers 3 bedrooms, 2.5 bathrooms, a double attached garage and 2,853+ SQFT of contemporary living space throughout. RECENT UPGRADES include fresh paint, new roof and siding, newer dry and new hot water tank. The charming curb appeal leads you in to the sun-drenched main floor offering a 2 piece vanity bathroom, bright foyer, formal dining area, mud room, a massive living room flooded with natural sunlight and complimented by a chic, cozy fireplace and the gourmet chef's kitchen complete with premium stainless steel appliances, gleaming granite countertops, granite center island ideal for entertaining and a convenient corner pantry. Upstairs you will find 2 generous sized bedrooms, a 4 piece bathroom, a spacious laundry room, a family/bonus room that is perfect for a growing family and the master retreat boasting a walk-in closet and lavish 4 piece ensuite bathroom. The undeveloped basement offers incredible potential for future development. It offers all the storage space you could desire and a utility room. Outside, there is a double attached garage with driveway parking for 2 additional vehicles, and the landscaped, fully fenced backyard with a large deck. Great location close to all major amenities including shopping, parks, green



spaces, public transportation, restaurants and major roadways. This home is a must view!  
Book your private viewing today!

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252113    |
| Price          | \$709,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,028       |
| Acres          | 0.07        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 70 Howse Common Ne |
| Subdivision | Livingston         |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3P 0V3            |

**Amenities**

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | None                                                                              |
| Parking Spaces | 4                                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                 |

**Interior**

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------|
|                 | Vinyl Windows, Walk-In Closet(s)                                                                    |
| Appliances      | Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                             |
| Cooling         | None                                                                                                |
| Fireplace       | Yes                                                                                                 |
| # of Fireplaces | 1                                                                                                   |
| Fireplaces      | Gas, Living Room                                                                                    |
| Has Basement    | Yes                                                                                                 |
| Basement        | Full, Unfinished                                                                                    |

## Exterior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard                                                                                                                 |
| Lot Description   | Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Views, Zero Lot Line |
| Roof              | Asphalt Shingle                                                                                                                                        |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                                                        |
| Foundation        | Poured Concrete                                                                                                                                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 15                |
| Zoning         | R-G               |
| HOA Fees       | 467               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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