

# \$730,000 - 148 Howse Avenue Ne, Calgary

MLS® #A2193499

**\$730,000**

4 Bedroom, 4.00 Bathroom, 1,452 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Welcome to this gorgeous 2-storey residence located within the vibrant well sought after community of Livingston. As you step inside, you will be greeted by an abundance of windows, natural light just beaming in, the entire home is spacious and inviting for entertaining or fully functionable for your growing family. The open concept floor plan connects the living, dining, and kitchen. Upstairs you will find three bedrooms, two full bathrooms, walk in closet, lots of storage and a laundry room, Downstairs you will find a lovely developed space, one bedroom and a full bathroom, wet bar and a wall of custom built cabinets, would work well as a man cave, great space for guests or a mother in-law. Fully fenced in back-yard with a beautiful deck, low maintenance landscaping that leads to an oversized double detached garage, 2x6 insulated walls, 10 ft ceilings, 8 ft door, attic trusses for tons of storage, and a calcana radiant gas heater, enough room in the panel to have power for two electric cars. There are so many amazing features this community has to offer. With quick access to both Stoney Trail and Deerfoot. Come check it out and fall in love with the home and community.

Built in 2017

## Essential Information

MLS® #                      A2193499

Price                         \$730,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,452
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	148 Howse Avenue Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0W1

### Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage, Insulated, Off Street, Oversized
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape,

	Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 9th, 2025
Days on Market	66
Zoning	R-G
HOA Fees	467
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	First Place Realty
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