

# \$699,999 - 148 Howse Avenue Ne, Calgary

MLS® #A2193499

**\$699,999**

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                     \$699,999



|                |             |
|----------------|-------------|
| 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        | Heated Garage, Alley Access, Double Garage Detached, 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   | Lawn, Low Maintenance Landscape, Back Lane, Back Yard, |

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 9th, 2025 |
| Days on Market | 80                 |
| Zoning         | R-G                |
| HOA Fees       | 467                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.