

\$849,000 - 175 Howse Rise Ne, Calgary

MLS® #A2262126

\$849,000

7 Bedroom, 4.00 Bathroom, 2,425 sqft

Residential on 0.10 Acres

Livingston, Calgary, Alberta

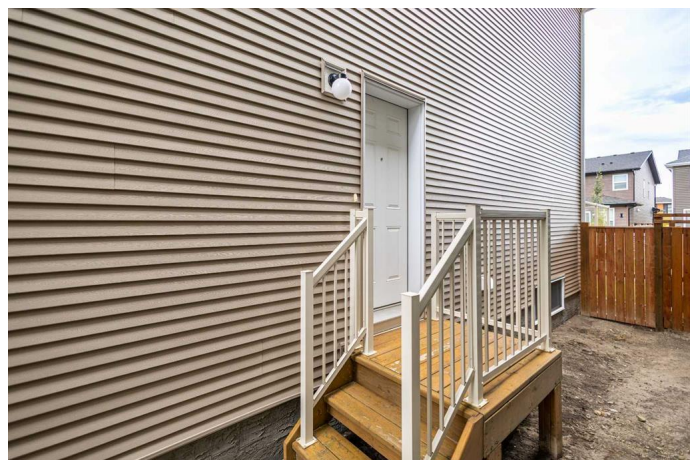
"Openhouse Sat Oct 11, 2:00- 4:00PM"

Stunning 7-Bedroom Home with New Roof, Siding, 9ft Ceilings and Wheelchair-Accessible Features by Morrison Homes. Discover this beautifully upgraded 7-bedroom home offering over 3,270 sq. ft. of developed living space on a conventional lot. Thoughtfully designed for comfort and accessibility, this home features 9'™ ceilings, quartz countertops, and wide doorways with a wheelchair-accessible bedroom and shower on the main floor. The main level includes a spacious family room, a gourmet kitchen with stainless steel appliances- Gas Range, a 3-piece bath, and deck with glass railing.

Upstairs, you'll find 4 generous bedrooms, including the master bedroom with ensuite, a bonus room, and the convenience of laundry on the upper level. The fully developed basement offers a large recreation area, 2 additional bedrooms, a 3-piece bath, laundry space, and a separate side entrance, ideal for extended family or future legal suite potential "subject to approval and permitting by the city/municipality". Located in a prime area close to parks, green spaces, shopping, community centers, and all essential amenities, this home perfectly blends luxury, functionality, and accessibility.

Built in 2017

Essential Information



MLS® #	A2262126
Price	\$849,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,425
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	175 Howse Rise Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0X3

Amenities

Amenities	Park, Playground, Recreation Facilities, Recreation Room, Other
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Enclosed
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

Exterior

Exterior Features	Other, Private Yard
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Lot Description	Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

Listing Details

Listing Office	Top Producer Realty and Property Management
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