

# \$679,900 - 26 Howse Row Ne, Calgary

MLS® #A2216946

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,633 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Like-new home located in the highly sought-after community of Livingston! This bright and inviting residence features a cozy, open-concept layout with neutral tones throughout. The main floor showcases a beautifully upgraded kitchen with ample cabinetry, a large central island, quartz countertops, stylish backsplash, and premium stainless steel appliances—including a gas stove and a fridge with water and ice dispenser. Additional highlights include 9-foot ceilings, two skylights, a gas fireplace, a spacious living and dining area, a 2-piece guest bathroom, a mudroom, and convenient side entrance access.

An elegant curved staircase leads to the upper level, where you'll find a generous primary suite complete with dual sinks, an oversized shower, and a walk-in closet. Two additional well-sized bedrooms, a full bathroom, and an upper-level laundry room (washer & dryer included) complete this floor. Both bathrooms are finished with quartz countertops and tile flooring.

The unfinished basement offers endless possibilities to personalize the space. Outside, enjoy a beautifully landscaped, fully fenced backyard with a large deck—perfect for relaxing or entertaining. A massive double detached garage provides secure parking and storage for Calgary's winter months. Ideally located on a quiet street near the community center, pond, and playgrounds, with quick access to Stoney Trail, Deerfoot



Trail, Airdrie, and the airport. Built by Brookfield Residential, this home offers quality, comfort, and convenience in a thriving neighborhood.

Built in 2017

**Essential Information**

MLS® #	A2216946
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,633
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	26 Howse Row Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 0Z4

**Amenities**

Amenities	Park, Playground, Recreation Facilities, Recreation Room, Ski Accessible
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Double Vanity, Kitchen Island, Quartz Counters, Vinyl Windows
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Appliances	Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	9
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

## Listing Details

Listing Office	C-Luxury Realty Ltd.
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