

45 Howse Street NE
Calgary, Alberta

MLS # A2296986



\$619,900

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,648 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Quartz Counters, Wired for Sound		

Inclusions: Mounted TV (Main Level), Freezer, DSC Security System Hardware, Bluetooth Receiver for Main Floor Speakers.

Welcome to 45 Howse Street in the vibrant community of Livingston, offering 4 bedrooms (3 up, 1 down) and a spacious bonus room upstairs, over 2,300 sq ft of developed living space, and a double detached garage, all complemented by thoughtful upgrades throughout. The open concept main floor is bright and inviting, featuring full height cabinetry, a large corner pantry, quartz countertops, a spacious kitchen island, upgraded KitchenAid stainless steel appliances, and designer lighting. Built-in speakers enhance both everyday living and entertaining. The living area is anchored by a cozy fireplace and complemented by durable vinyl plank flooring and large windows that fill the space with natural light. The mounted TV, wall mount, and Bluetooth receiver connected to the built-in speaker system are all included. Upstairs, you will find three well-sized bedrooms, including a spacious primary retreat with a full ensuite, along with the convenience of upper level laundry and a versatile bonus room. The fully developed basement, with a separate side entrance, adds excellent flexibility with a fourth bedroom, large recreation area, and additional bathroom, ideal for guests, a home office, or future potential. The downstairs family room is equipped with built-in surround sound speakers with hidden wiring, creating a clean and immersive entertainment space. Additional highlights include central air conditioning and a landscaped backyard with a deck, perfect for outdoor enjoyment. The backyard is fully fenced, ideal for keeping pets safely contained while also helping to keep rabbits out. Recent exterior upgrades include new roofing, siding, and eavestroughs completed in 2025 following the August 2024 hail storm. The detached garage is insulated and features an upgraded Wi-Fi enabled overhead door opener. This home is equipped with an indoor fire

suppression sprinkler system, offering added safety and peace of mind. Potential savings on home insurance may be available due to the nearby fire station just two blocks away. The location of this property is priceless, with it being within walking distance of the Livingston Community Center where you will find skate parks, splash pools, tennis courts, walking paths, kid’s playgrounds, a community hall, theatre, private schools, and so much more.