

903, 60 Howse Lane NE
Calgary, Alberta

MLS # A2306803



\$401,129

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|------------------|------------------------|---------------|------------------|
| Division: | Livingston | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse-Stacked | | |
| Size: | 1,013 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 246 |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: None

LIMITED TIME PROMOTION: Purchasers can choose 2 of 3 exclusive incentives: free A/C supply and installation, free condo fees for 2 years, or \$5,000 towards window coverings. Welcome to 903, 60 Howse Lane NE - a beautifully designed Brubeck model by Brookfield Residential, located in the vibrant Meridian development in Livingston. Offering over 1,000 sq. ft. of thoughtfully planned living space above grade, this 2-bedroom, 2.5-bathroom townhome delivers a perfect balance of modern design, functionality, and low-maintenance living. With immediate possession available, this is an excellent opportunity to move in right away. Step inside to a bright and inviting main floor, where the open-concept layout is enhanced by large south-facing windows that flood the space with natural light throughout the day. The well-appointed kitchen features quartz countertops, full-height cabinetry with crown detail, island pendant lighting, a chimney hood fan option, and a gas line to the range - creating a space that is both stylish and highly functional. The kitchen flows seamlessly into the dining and living areas, making it ideal for everyday living and entertaining. A convenient 2-piece powder room and access to one of two private balconies - complete with a gas line for your BBQ - complete the main level. On the upper level, both bedrooms are designed as private retreats, each featuring its own ensuite bathroom - perfect for added comfort and flexibility. The primary bedroom also offers access to a second private balcony, creating a peaceful outdoor space to start or end your day. Upper-level laundry adds to the home's everyday convenience. The attached single garage provides secure parking along with additional storage, while upgrades such as LVP flooring on the entry stairwell, interior selection enhancements, and an air conditioning rough-in further elevate the

home's appeal. Located in the growing community of Livingston, residents enjoy access to parks, playgrounds, pathways, and the Livingston Hub, along with convenient access to major roadways and nearby amenities. **Please note: Photos are from a show home and may not reflect the exact unit or finishes.