

## 21 Howse Street NE Calgary, Alberta

MLS # A2338275



**\$569,900**

|                  |                                 |               |                  |
|------------------|---------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                      |               |                  |
| <b>Type:</b>     | Residential/Duplex              |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,658 sq.ft.                    | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached          |               |                  |
| <b>Lot Size:</b> | 0.06 Acre                       |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Private   |               |                  |

|                    |                                                        |                   |     |
|--------------------|--------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                             | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                        | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                               | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                        | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Kitchen Island, Pantry, See Remarks, Walk-In Closet(s) |                   |     |

|                    |    |
|--------------------|----|
| <b>Inclusions:</b> | NA |
|--------------------|----|

Move-in ready in Livingston: a well-kept semi-detached with three bedrooms, a fully finished basement, a west-facing backyard and quick possession. The main floor is bright and open, with the living and dining areas flowing into a well-appointed kitchen with a large island and pantry. A 2-piece bath and exceptional storage keep the everyday organized. Upstairs you'll find a cozy bonus room, three bedrooms including a primary retreat with walk-in closet and private ensuite, and the convenience of upper laundry. The finished basement is straightforward and easy to use: a spacious family room, a full bathroom, abundant storage, additional laundry hookups and a separate side entrance - extra living space for a rec room, home office or gym. The floor plan is included in the photos so you can see exactly how it fits together. Outside, the landscaped west-facing backyard offers a large private deck and mature trees, and the oversized double detached garage plus extra parking by the side entrance handle vehicles and storage. Livingston's Hub, parks, playgrounds and pathways are close by, with quick access to Stoney Trail, Deerfoot Trail, Highway 2 and the airport. Vacant and ready when you are.