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16 Howse Crescent NE
Calgary, Alberta

MLS # A2349789

$540,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,509 sq.ft.	**Age:**	2019 (7 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, High Ceilings, No Animal Home		

Inclusions: None

Welcome home to this inviting and affordable three-bedroom, two-storey home in the community of Livingston. A charming front entrance welcomes you into an open-concept main floor featuring plenty of natural light, high ceilings and vinyl flooring, a comfortable space to spend time with family or entertain friends. The kitchen features rich dark cabinetry, stainless steel appliances, quartz countertops and a generous island, with plenty of workspace for preparing meals. Upstairs, you’ll find three spacious bedrooms, including the primary bedroom with a walk-in closet and four-piece ensuite. Convenient upper-floor laundry makes everyday living a little easier. The unfinished basement awaits your ideas, offering room to grow and create a space that suits your needs. Enjoy the west-facing backyard and the convenience of a double detached garage. With easy access to Stoney Trail, bus routes and everyday amenities, this home brings together comfort, convenience and value. Call your favourite agent today to arrange a showing!

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