$749,900 - 75 Howse Crescent Ne, Calgary

MLS® #A2227835

$749,900

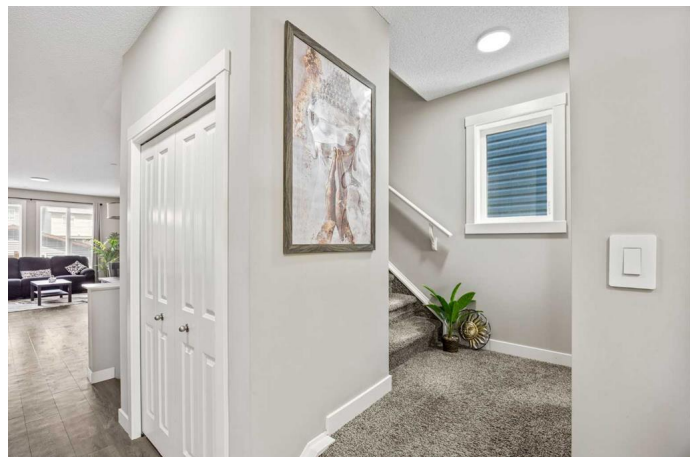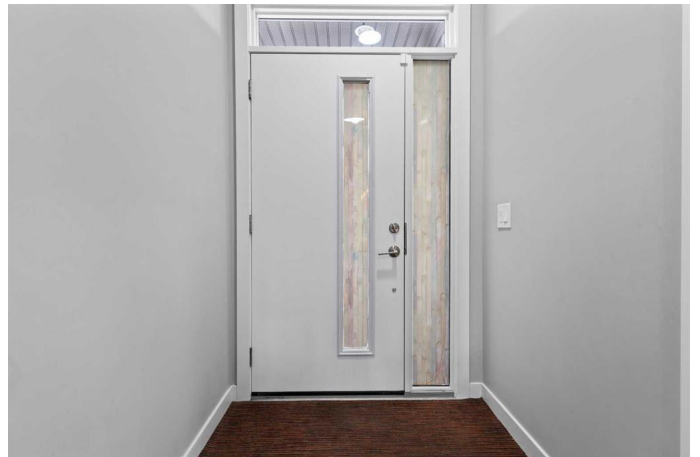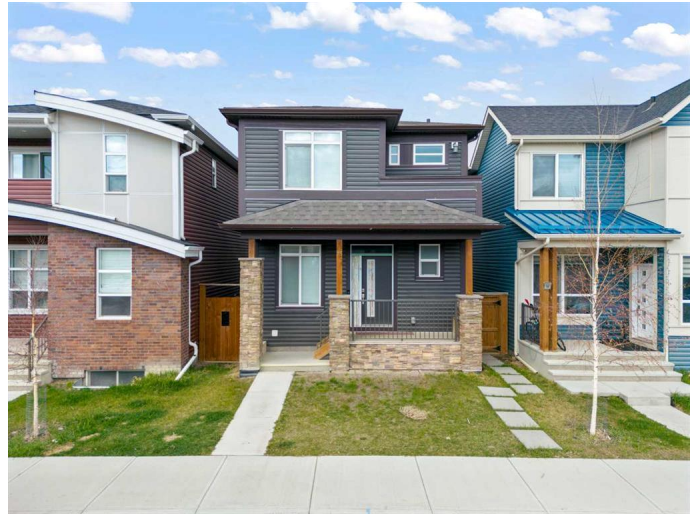4 Bedroom, 4.00 Bathroom, 1,881 sqft
Residential on 0.07 Acres

Livingston, Calgary, Alberta

Welcome to this impeccably maintained 4-bedroom, 3.5-bathroom detached home, perfectly situated in the vibrant community of Livingston, Calgary. Designed for both relaxation and productivity, this home immediately captivates with its inviting ambiance and functional layout.

The heart of the home is the stunning kitchen, a chef's delight featuring upgraded stainless-steel appliances, a sleek chimney hood fan, built-in microwave, cooktop, and beautiful countertops. Natural light floods the bright and cozy living room, creating a serene space for everyday living. The main floor also offers a dedicated office with elegant double French doors and a convenient half bathroom.

Upstairs, the master bedroom provides a private retreat with its own ensuite bathroom and a tranquil balcony. Two additional spacious bedrooms, a full washroom, and a versatile bonus room offer ample space for family or guests, while upper-level laundry facilities add everyday convenience. Modern upgrades include a 200 AMP electrical panel, central vacuum rough-in, and a Ring Security System for enhanced peace of mind.

Step outside to discover fully landscaped front and side yards, leading to an expansive, low-maintenance backyard complete with a double detached garage and a deck. A separate entrance leads to the illegal

basement suite, boasting above-ground "sunshine" windows that flood the space with natural light. This fully equipped suite features nine-foot ceilings, a bedroom, full bath, spacious family room, full kitchen, in-suite laundry, and ample storage â€" offering incredible flexibility and potential for rental income or multi-generational living.

Livingston residents enjoy unparalleled access to the 35,000 sq ft HOA facility, "The Hub," which includes tennis courts, a skating rink, basketball court, playgrounds, and an indoor gymnasium, fostering a truly active and connected lifestyle. Commuting is a breeze with convenient access to major transportation routes like Stoney Trail and Deerfoot Trail, connecting you effortlessly to downtown Calgary and beyond.

This property is more than just a home; it's a savvy investment with endless possibilities. Don't miss this incredible opportunity!

Built in 2019

Essential Information

MLS® #	A2227835
Price	$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,881
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	75 Howse Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1L4

Amenities

Amenities	Park, Recreation Facilities, Clubhouse
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office   Royal LePage Solutions