

# \$679,900 - 26 Howse Row Ne, Calgary

MLS® #A2216946

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,633 sqft  
Residential on 0.06 Acres

Livingston, Calgary, Alberta

Like-new home located in the highly sought-after community of Livingston! This bright and inviting residence features a cozy, open-concept layout with neutral tones throughout. The main floor showcases a beautifully upgraded kitchen with ample cabinetry, a large central island, quartz countertops, stylish backsplash, and premium stainless steel appliances—including a gas stove and a fridge with water and ice dispenser. Additional highlights include 9-foot ceilings, two skylights, a gas fireplace, a spacious living and dining area, a 2-piece guest bathroom, a mudroom, and convenient side entrance access.

An elegant curved staircase leads to the upper level, where you'll find a generous primary suite complete with dual sinks, an oversized shower, and a walk-in closet. Two additional well-sized bedrooms, a full bathroom, and an upper-level laundry room (washer & dryer included) complete this floor. Both bathrooms are finished with quartz countertops and tile flooring.

The unfinished basement offers endless possibilities to personalize the space. Outside, enjoy a beautifully landscaped, fully fenced backyard with a large deck—perfect for relaxing or entertaining. A massive double detached garage provides secure parking and storage for Calgary's winter months. Ideally located on a quiet street near the community center, pond, and playgrounds, with quick access to Stoney Trail, Deerfoot



Trail, Airdrie, and the airport. Built by Brookfield Residential, this home offers quality, comfort, and convenience in a thriving neighborhood.

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216946    |
| Price          | \$679,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,633       |
| Acres          | 0.06        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 26 Howse Row Ne |
| Subdivision | Livingston      |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T3P 0Z4         |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Park, Playground, Recreation Facilities, Recreation Room, Ski Accessible |
| Parking Spaces | 2  |
| Parking        | Double Garage Detached   |
| # of Garages   | 2  |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Kitchen Island, Quartz Counters, Vinyl Windows |
|-------------------|---|

|                 |   |
|-----------------|---|
| Appliances      | Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Range |
| Heating         | Forced Air, Natural Gas   |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Gas   |
| Has Basement    | Yes   |
| Basement        | Full, Unfinished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 11            |
| Zoning         | R-G           |
| HOA Fees       | 473           |
| HOA Fees Freq. | ANN           |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | C-Luxury Realty Ltd. |
|----------------|----------------------|

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