

\$664,999 - 26 Howse Row Ne, Calgary

MLS® #A2240761

\$664,999

3 Bedroom, 3.00 Bathroom, 1,636 sqft

Residential on 0.06 Acres

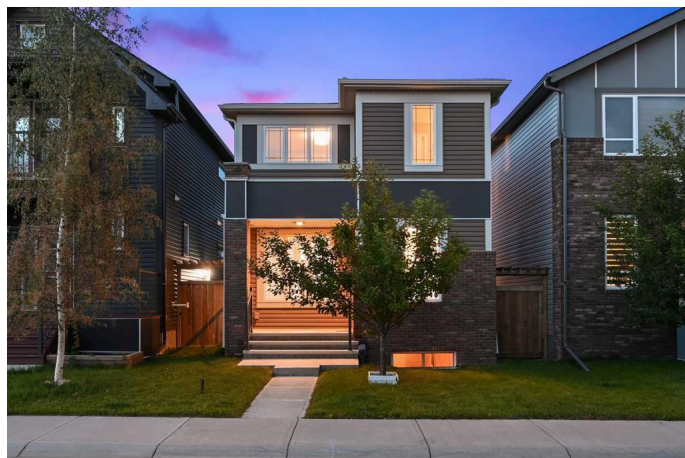
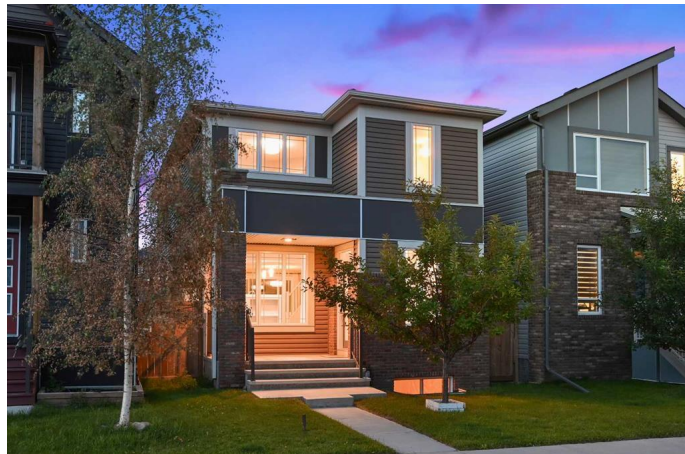
Livingston, Calgary, Alberta

Welcome to this LIKE-NEW, BEAUTIFULLY UPGRADED 3-bedroom, 2.5-bathroom home offering 1,636 sq ft of stylish living space in one of Calgary's most desirable growing communities. Ideally located on a QUIET STREET near the community centre, pond, and playgrounds—with easy access to Stoney Trail, Deerfoot Trail, Airdrie, and the airport—this home delivers both comfort and convenience.

Step inside to a bright and welcoming open-concept layout featuring SOARING CEILINGS, LARGE WINDOWS, and SKYLIGHTS that flood the space with natural light. THE CHEF-INSPIRED KITCHEN is a showstopper, equipped with a MASSIVE QUARTZ ISLAND, QUARTZ COUNTERTOPS, DESIGNER BACKSPLASH, and UPGRADED STAINLESS STEEL APPLIANCES that include a GAS RANGE and REFRIGERATOR WITH WATER AND ICE DISPENSER. Ample cabinetry and sleek finishes make it both functional and beautiful.

The cozy living room with a GAS FIREPLACE is the perfect spot to unwind, while the spacious dining area—ideally situated next to the back mudroom and powder room—opens onto a large, private deck with a gas line, ideal for summer BBQs and entertaining.

A STUNNING SPIRAL STAIRCASE leads to the upper level where you'll find two



generously sized guest bedrooms, a 4-piece guest bath with QUARTZ COUNTERS, and a convenient LAUNDRY ROOM WITH A FULL-SIZE WASHER AND DRYER. The private primary suite offers a true retreat with a WALK-IN CLOSET and a LUXURIOUS ENSUITE featuring DUAL SINKS WITH QUARTZ COUNTERS and an OVERSIZED WALK-IN SHOWER.

The lower level is ready for your future development ideas—whether that's a home gym, media room, or additional bedrooms. Bonus: SEPARATE SIDE ENTRY near the basement door and ROUGHED IN PLUMBING offers excellent potential for a private suite (subject to the city of Calgary approval) or added flexibility. Outside, enjoy a BEAUTIFULLY LANDSCAPED AND FULLY FENCED BACKYARD, a HUGE REAR DECK perfect for morning coffee or relaxing evenings, and an OVERSIZED DOUBLE DETACHED GARAGE.

This is one of Brookfield Residential's most popular and thoughtfully designed floor plans, showcasing exceptional craftsmanship throughout.

Located in the vibrant, master-planned community of Livingston, this home offers access to over 250 acres of parks and green space, an extensive pathway system, and the 35,000 sq. ft. Livingston Hub featuring a gym, skating rink, splash park, and more. With quick access to Stoney and Deerfoot Trails, nearby schools, shopping, and future C-Train access, Livingston is the perfect place for active, connected living. If you are looking for a great investment property, this home was recently rented at \$2600 per month. Don't miss your chance to own this MOVE-IN READY GEM—call your favourite Realtor today to book your private tour!

Built in 2017

Essential Information

MLS® #	A2240761
Price	\$664,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,636
Acres	0.06
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

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

Amenities

Amenities	Other, Park, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle, Marble
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
Days on Market	102
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.