

# \$624,990 - 28 Howse Crescent Ne, Calgary

MLS® #A2222203

**\$624,990**

3 Bedroom, 3.00 Bathroom, 1,688 sqft  
Residential on 0.07 Acres

Livingston, Calgary, Alberta

Stunning Home for Sale in Livingston â€“  
Prime Location with Modern Upgrades  
Discover this exceptional 1,688 sqft home in  
the highly desirable Livingston community on  
Center Street. Perfectly located just minutes  
from Costco, Superstore, Walmart, schools,  
and more, this residence is ideal for families  
and professionals alike.

## Key Features:

Living Space

Bedrooms & Bathrooms: 3 spacious  
bedrooms, 2.5 stylish bathrooms.

Garage: Oversized with an 18-ft door and a  
Level 2 fast charger receptacle for electric  
vehicles.

## Outdoor Highlights

Patio & Walkway: Textured, colored concrete  
patio and pathway to the garage.

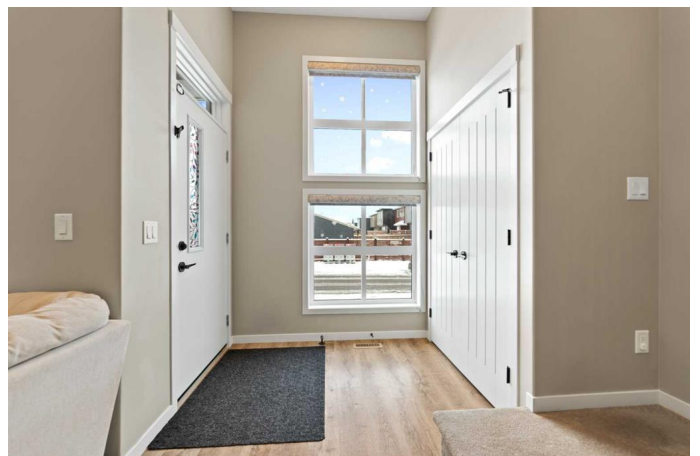
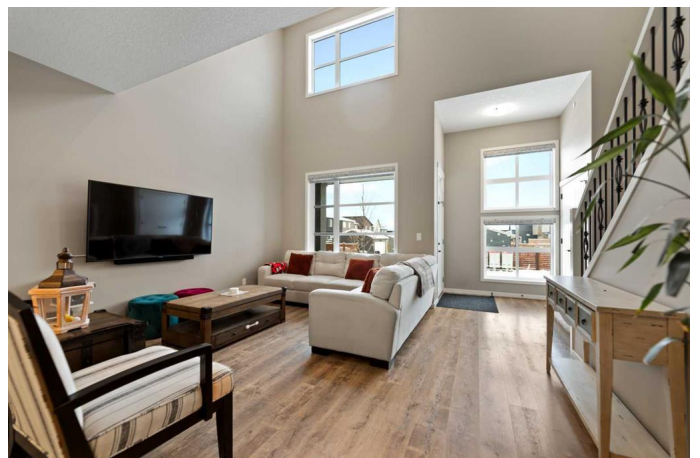
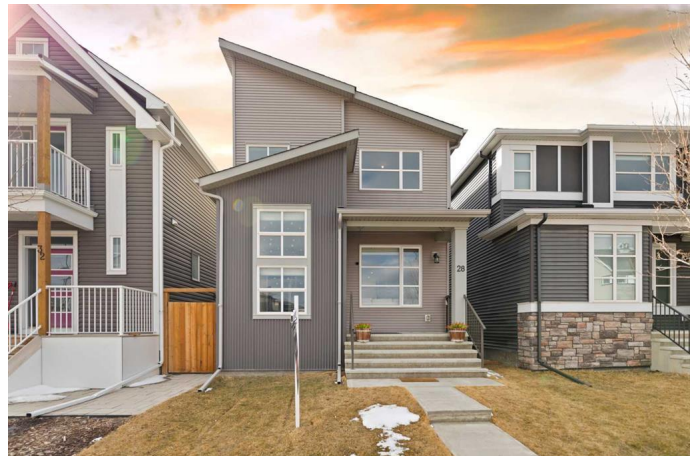
Convenience: Natural gas BBQ outlet and  
cold/hot water garden hose outlets for easy  
maintenance and outdoor fun.

## Main Floor Excellence

Great Room: Stunning open-to-above ceilings  
soaring to 18 ft, bathed in natural light.

## Modern Kitchen:

Full-height, dual-tone cabinets with soft-close  
features.



9-ft quartz island “ perfect for entertaining.

Dining Room: Spacious for family meals and gatherings.

Office: A dedicated private space for work or study.

Pantry: Smartly designed for kitchen storage needs.

#### Sophisticated Design

Exterior: Contemporary facade with extra windows for brightness.

Foyer: Raised 11-ft ceilings for a grand entrance.

Staircase: Elegant iron spindle railing.

#### Upgrades & Finishes

Flooring: Premium LVP flooring throughout main and upper levels.

Bathrooms:

Quartz countertops with comfort-height, soft-close toilets.

Master bath: Luxurious 6-ft glass shower with tiled nook and bench.

Second bath: 6-ft glass tub door with full-height tiles.

Storage: Walk-in closet in the master bedroom; ample storage in all rooms.

#### Safety & Comfort

Fire sprinklers on all three floors for peace of mind.

9-ft basement ceiling with 2 egress windows

â€“ ready for future development.

HVAC system, gas furnace, central AC, and Ecobee Smart Thermostat for year-round comfort.

Central vacuum rough-in for added convenience.

This home masterfully combines modern design with thoughtful features, making it an unbeatable choice for those seeking style, comfort, and practicality in Calgary. With the best comparable price in Livingston, this property is a must-see!

Built in 2018

**Essential Information**

MLS® #	A2222203
Price	\$624,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,688
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	28 Howse Crescent Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P1L4

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

## Additional Information

Date Listed	May 16th, 2025
Days on Market	21
Zoning	R-G
HOA Fees	445
HOA Fees Freq.	ANN

## Listing Details

Listing Office	URBAN-REALTY.ca
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