

# \$439,765 - 1001, 60 Howse Lane Ne, Calgary

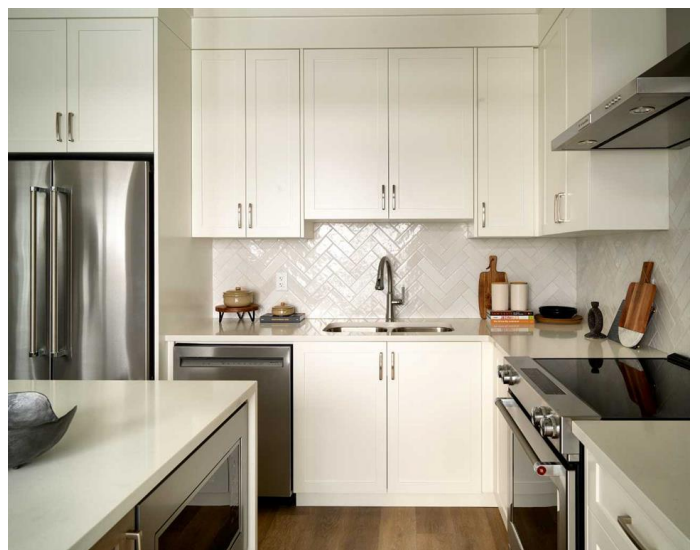
MLS® #A2261715

## \$439,765

3 Bedroom, 3.00 Bathroom, 1,170 sqft  
Residential on 0.00 Acres

Livingston, Calgary, Alberta

LIMITED TIME PROMOTION - Choose 2 of 3:  
| FREE A/C (SUPPLY & INSTALL) | 2 YEARS  
FREE CONDO FEES | \$5,000 TOWARD  
WINDOW COVERINGS! The Armstrong by  
Brookfield Residential offers style, comfort,  
and convenience in the heart of Livingston.  
This brand-new, upgraded home features 3  
bedrooms, 2.5 bathrooms, two private  
balconies, and a private double attached  
garage. The open-concept main level is ideal  
for entertaining, with a timeless kitchen  
showcasing full-height cabinets, quartz  
countertops, stainless-steel appliances  
including a chimney hood fan and built-in  
microwave + a spacious island for additional  
dining space. A bright living area with  
south-facing windows floods the space with  
natural light, while the dining area seamlessly  
connects to the kitchen. On the upper level,  
the ~11'x12' primary retreat includes  
its own private balcony as well as a walk-in  
closet and ensuite with a walk-in shower. The  
upper level is completed by two additional  
bedrooms, a full bathroom, and laundry.  
Upgrades include A/C rough-in, a gas line for  
your BBQ on the main level balcony, and  
durable LVP flooring on the entry stairs. With  
nearly 1,200 ft<sup>2</sup> of living space (RMS: 1,170 /  
Builder: 1,255), this home is perfect for  
professionals, small families, or investors  
seeking a hassle-free property. Complete with  
full builder and Alberta New Home Warranty,  
this is your opportunity to enjoy the comfort  
and convenience of a brand-new home in one



of Calgary’s most desirable new communities. Start enjoying the maintenance-free lifestyle this winter with no more snow shovelling!

Built in 2025

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261715          |
| Price          | \$439,765         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,170             |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1001, 60 Howse Lane Ne |
| Subdivision | Livingston             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3P 2Z6                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|

|            |                                                                       |
|------------|-----------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer |
| Heating    | Forced Air                                                            |
| Cooling    | Rough-In                                                              |
| Basement   | None                                                                  |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 16                |
| Zoning         | M-1               |
| HOA Fees       | 445               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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