

# \$829,000 - 107 Howse Hill Ne, Calgary

MLS® #A2245007

**\$829,000**

4 Bedroom, 3.00 Bathroom, 2,354 sqft

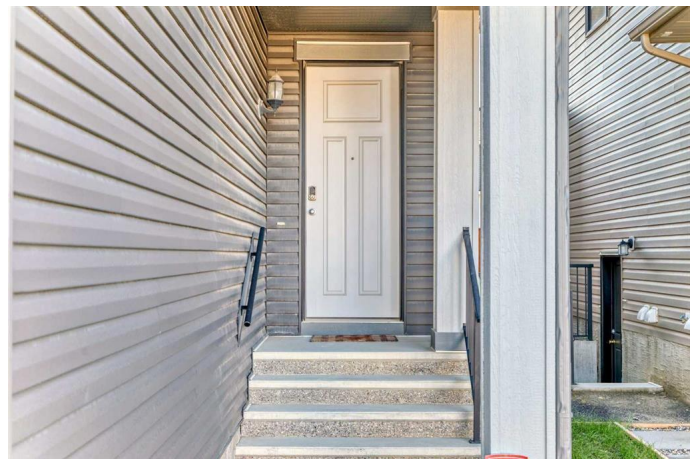
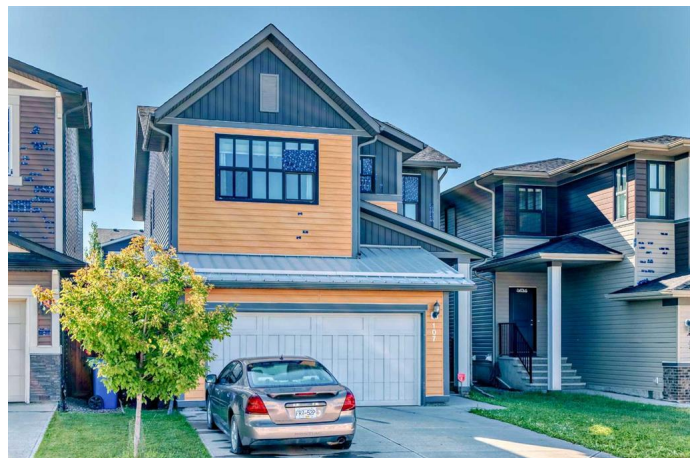
Residential on 0.09 Acres

Livingston, Calgary, Alberta

Beautifully Upgraded Home in Vibrant Livingston! This meticulously maintained home offers luxury, comfort, and community in one of Calgary's most sought-after neighbourhoods. Just steps from the Livingston Community Centre, enjoy exclusive access to a splash park, gymnasiums, ice rinks, soccer fields, playgrounds, and more. Inside, you'll find a sunlit open-concept main floor with a stunning kitchen featuring a massive quartz island, premium stainless steel appliances, a walk-in pantry, and seamless flow into the dining and living spaces. The main floor also includes a home office (or 4th bedroom with closet), full bathroom, and a stylish mudroom. The upper level is designed for comfort and convenience, offering a primary bedroom with a generous walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a laundry room and a large bonus room provide ample space for family and guests.

The insulated basement is ready for future development, with potential to expand to 3,300+ sq. ft. of living space. This home has been meticulously cared for and is the perfect combination of luxury, functionality, and community. With an outstanding location just 5 minutes from multiple parks and playgrounds, and full access to Livingston's top-tier amenities, this is a rare opportunity you won't want to miss.

Book your private showing today—your perfect home awaits!



Built in 2017

## Essential Information

MLS® #	A2245007
Price	\$829,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,354
Acres	0.09
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	107 Howse Hill Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0X1

## Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Garage Control(s), Oven, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	None, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Lawn, Triangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	R-G
HOA Fees	450
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Complete Realty
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