

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

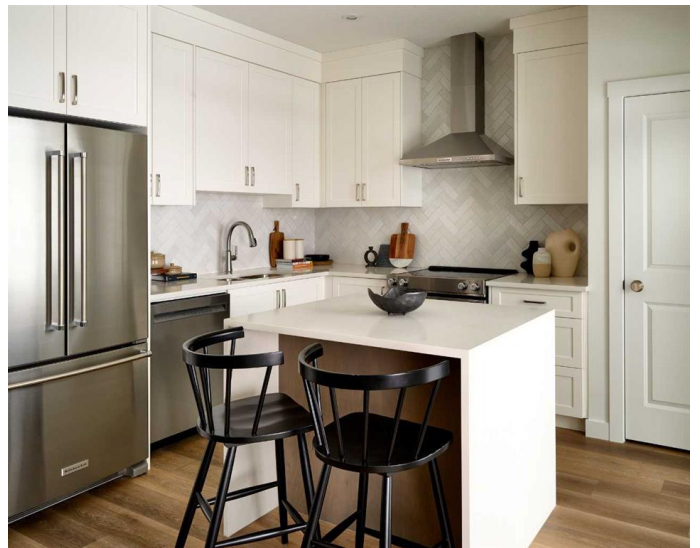
MLS® #A2261715

\$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 ft² 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	34
Zoning	M-1
HOA Fees	445
HOA Fees Freq.	ANN

Listing Details

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

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.