

# \$674,900 - 33 Howse Row Ne, Calgary

MLS® #A2228070

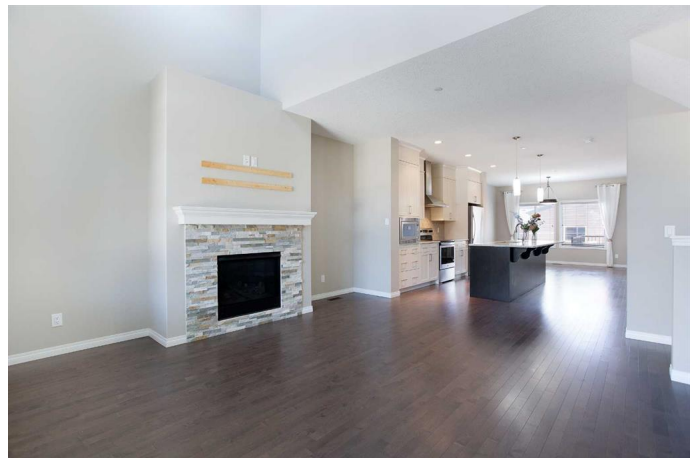
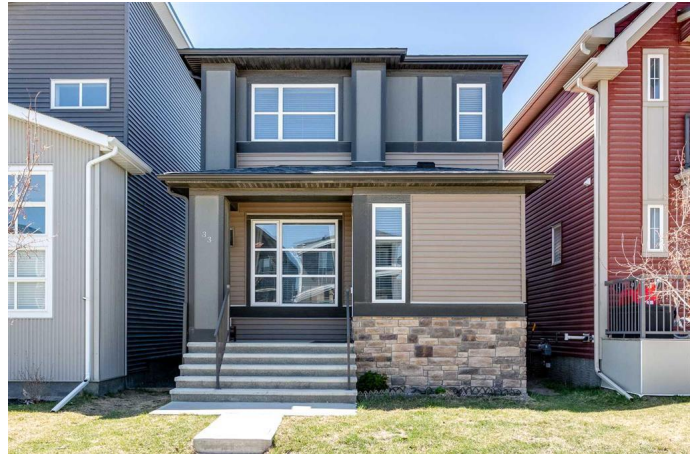
**\$674,900**

4 Bedroom, 4.00 Bathroom, 1,707 sqft

Residential on 0.06 Acres

Livingston, Calgary, Alberta

Loaded with UPGRADES | Fully Finished Basement | Double Detached Garage | Welcome to your new home in the desirable community of Livingston! Step inside and you'll appreciate the soaring high ceilings, open-to-below floor plan and gorgeous hardwood flooring. The UPGRADED kitchen features ceiling high cabinets, a large central island, stone countertops, sleek stainless steel appliances including a stylish yet functional hood fan and a built-in microwave. A spacious living room and dining area make this an ideal place to entertain friends and family! Design details such as the gorgeous black metal railings add to the aesthetic appeal of this home. Upstairs, there are 3 generously sized bedrooms. The primary bedroom features a walk-in closet and an UPGRADED 4-pc ensuite with a fully tiled shower, a deep tub with tile surround and stone countertops on the vanity. Another 4-pc bathroom completes this level. The FULLY FINISHED basement has a large living/rec room, a 4th bedroom and a 3-pc bathroom ensuring ample space for all your family's needs! The no-maintenance, fully fenced, WEST-FACING backyard has a DOUBLE detached garage and a large 18' x 17' deck - a great place to spend your summer evenings! The home also features a BRAND NEW ROOF, siding, eavestroughs, downspouts and garage door. Situated on a quiet street, within a 5 minute walk to the Livingston Community Center and with easy access to the rest of the city via stoney trail,



this home is a must-see! Call to book your private showing today.

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2228070    |
| Price          | \$674,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,707       |
| Acres          | 0.06        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 33 Howse Row Ne |
| Subdivision | Livingston      |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T3P0Z3          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 11             |
| Zoning         | R-G            |
| HOA Fees       | 473            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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