

\$527,000 - 117 Howse Lane Ne, Calgary

MLS® #A2260458

\$527,000

3 Bedroom, 3.00 Bathroom, 1,616 sqft
Residential on 0.05 Acres

Livingston, Calgary, Alberta

Welcome to 117 Howse Lane NE in the family-friendly community of Livingston! This beautifully maintained semi-detached home offers over 1,560 sq ft of functional living space, designed with comfort and future potential in mind.

The bright, open-concept main floor features a spacious living room with large front windows, a dining area perfect for family meals, and a modern kitchen with quartz countertops, stainless steel appliances, and ample cabinetry. A convenient half bath completes the main level.

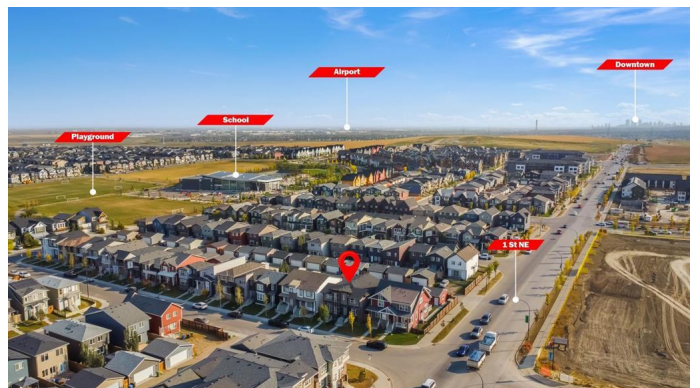
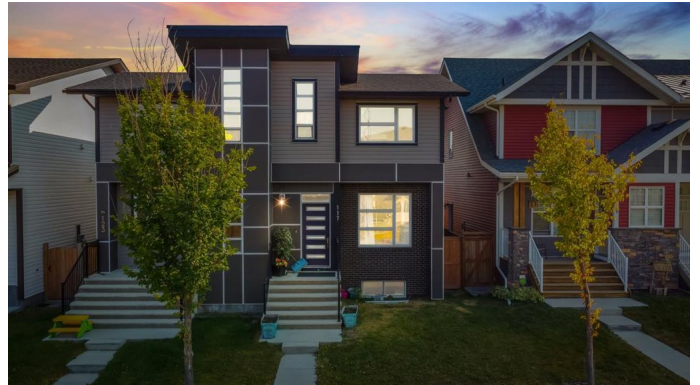
Upstairs, you'll find the primary suite with a walk-in closet and ensuite, along with two additional bedrooms and a full family bathroom—ideal for a growing family.

One of this home's standout features is the separate side entrance and basement suite rough-in, providing incredible flexibility for future development or rental income. (City approval needed for development)

Step outside to enjoy a large backyard, offering plenty of space for kids, pets, or creating your dream outdoor living area.

Built in 2017

Essential Information



MLS® #	A2260458
Price	\$527,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,616
Acres	0.05
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	1 and Half Storey, Side by Side
Status	Active

Community Information

Address	117 Howse Lane Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P0Z3

Amenities

Amenities	None
Parking	None, On Street

Interior

Interior Features	Built-in Features, Kitchen Island
Appliances	Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Exterior Entry, Unfinished, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 26th, 2025
Days on Market 22
Zoning RG
HOA Fees 450
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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