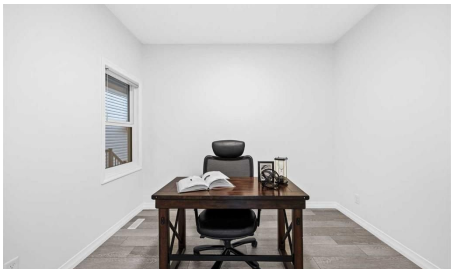
101 Howse Common NE

Calgary | Active | MLS® A2350541

$839,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2020**	**2,305.94 sq. ft.**

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Listed by CIR Realty

A closer look

Welcome to 101 Howse Common NE, an exceptional Livingston home offering 2,305 sqft of beautifully designed living space above grade, a fully legal 2 bedroom basement suite, and an impressive collection of thoughtful upgrades. Bright, spacious and move in ready, this home offers the kind of layout and functionality that works beautifully for both everyday family life and entertaining. The main floor immediately impresses with its generous proportions and natural light. The open concept living and dining areas flow seamlessly into the chef's kitchen, where an oversized island provides plenty of workspace and seating. The kitchen has a timeless look and comes fully equipped with a high quality appliance package, plenty of functional storage and a walkthrough pantry. The main floor also offers a private office and a mudroom providing excellent everyday organization and is roughed in for a future utility sink. Upstairs, the thoughtful layout continues with three bedrooms, including a spacious primary retreat with a beautifully finished ensuite. The ensuite features a large double sink vanity, a separate dedicated makeup vanity, soaker tub, standalone glass shower, and a spacious walk in closet. A cozy bonus room creates a comfortable secondary living space, while the large laundry room offers abundant storage and keeps laundry conveniently located on the upper level. The legal basement suite adds exceptional versatility and value, offering two more bedrooms, a full kitchen and comfortable living space. Whether used for extended family, guests or rental income, it provides a private and well equipped lower level with endless possibilities. The home has been thoughtfully updated throughout, with fresh paint including the baseboards, garage door and floor. Smart home features include smart switches and a sprinkler system throughout, while a tankless water heater, water softener and reverse osmosis system in the kitchen add everyday comfort.
Step outside to enjoy a newer deck finished with premium Tufdek vinyl, aluminum railing and privacy glass. It extends the full width of the home making it the perfect spot for summer BBQs and outdoor entertaining. The backyard also has access to a back lane and offers additional parking for one vehicle. Gemstone lighting also add a polished touch and beautiful curb appeal throughout the year and the brand new roof and fve solar panels, add further peace of mind and efficiency. Located in Livingston, one of Calgary’s most amenity rich master planned communities, residents enjoy extensive pathways, parks, green spaces and an off leash dog park, along with convenient access to major routes and Calgary International Airport. The 35,000 sqft Livingston Hub offers an impressive collection of amenities including tennis and pickleball courts, skating rinks, a gymnasium, splash park, playground, amphitheatre and gathering spaces, with year round events and programming through the Livingston HOA.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350541
Bedrooms	5
Bathrooms	4
Year Built	2020
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,305.94 sq. ft.
Main Level Finished Area:	1,011.95 sq. ft.
Upper Level Finished Area:	1,293.99 sq. ft.
Below Grade Finished Area:	978.69 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	3,369 sq. ft.
Lot Frontage:	29'4"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2020 (Age: 6)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1811881

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Alley Access, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Outside, Parking Pad, Rear Drive, Side By Side
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	Laundry Room, Lower Level, Multiple Locations, Upper Level
HOA Fee:	$477.75
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Other, Park, Playground
Appliances:	Built-In Oven, Dishwasher, Electric Cooktop, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator

Inclusions:	Echo Show, Ring doorbell, Ecobee thermostat, Ikea closets, Ikea media cabinet in bonus room, TV mount in basement rec room
Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Dining Room · 9'11" × 9'11" ·
Main Floor	Kitchen · 18'9" × 13'11" ·
Main Floor	Living Room · 14' × 12'11" ·
Main Floor	Office · 10'6" × 9'5" ·
2nd Floor	Bedroom · 15'1" × 9'1" ·
2nd Floor	Bedroom · 15'5" × 9'9" ·
2nd Floor	Bonus Room · 12'1" × 11'6" ·
2nd Floor	Laundry · 11'1" × 5'7" ·
2nd Floor	Bedroom - Primary · 14'2" × 12'5" ·
2nd Floor	Walk-In Closet · 11'6" × 4'11" ·
Basement	Bedroom · 11'9" × 11'8" ·
Basement	Bedroom · 10'2" × 9'6" ·
Basement	Game Room · 18'5" × 11'8" ·
Basement	Kitchen With Eating Area · 14'8" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot, Zero Lot Line
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/101-howse-common-ne-calgary-a2350541/

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