107 Howse Road NE

Calgary | Active | MLS® A2358432

$760,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2020**	**2,325.04 sq. ft.**

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Listed by CIR Realty

A closer look

Welcome to this beautifully maintained 2½-storey home in the vibrant community of Livingston, where thoughtful design, generous living spaces, and modern conveniences come together. With over 3,000 sq. ft. of developed living space, this home offers plenty of room for growing families to live, work, and entertain. Step inside and you'll immediately notice the bright, open feel, with large windows bringing natural light throughout the main level. The spacious kitchen is the heart of the home, featuring stainless steel appliances, an oversized island with seating, abundant cabinetry, generous counter space, and plenty of storage. Overlooking the dining area and welcoming living room, this open-concept layout makes everything from busy weekday mornings to family gatherings feel effortless. A dedicated main floor office provides a comfortable space to work from home, while the double attached garage adds everyday convenience. Upstairs, the spacious primary bedroom offers a relaxing retreat, complete with a walk-in closet and beautiful 5-piece ensuite featuring dual vanities, a soaker tub, and separate shower. Convenient upper-level laundry makes daily routines that much easier. Continue to the third floor, where you'll find one of this home's most appealing features! Two additional bedrooms, a full 5-piece bathroom, and a versatile loft create a fantastic space for kids, guests, or simply relaxing. Whether you envision a playroom, second family room, reading nook, or creative space, the possibilities are endless. The fully developed basement offers even more flexibility, with impressive 10-foot ceilings, a spacious recreation room, an additional bedroom, and a 3-piece bathroom. It's an ideal setup for movie nights, teenagers, or overnight guests. Outside, the cozy backyard provides a private spot to unwind and enjoy warmer days. Additional highlights include solar panels to help offset energy costs and a fire suppression system for added peace of mind. Beyond the home itself, the sellers have especially appreciated the friendly, connected atmosphere of Livingston, where neighbours look out for one another and there's a true sense of community. Residents enjoy parks, playgrounds, pathways, nearby amenities, and access to the Livingston Hub with year-round activities and recreation. Convenient connections to major roadways make getting around Calgary easy. Offering exceptional space across multiple levels, flexible living areas, and a wonderful community to call home, this is a property with so much to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358432
Bedrooms	4
Bathrooms	4
Year Built	2020
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 and Half Storey
Total Living Area:	2,325.04 sq. ft.
Main Level Finished Area:	1,001.45 sq. ft.
Upper Level Finished Area:	1,323.59 sq. ft.
Below Grade Finished Area:	700.03 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,197 sq. ft.
Lot Frontage:	34'1½"
Front Exposure:	Northwest
Levels:	2 and Half Storey
Total Rooms Above Grade:	8
Year built:	2020 (Age: 6)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	0
Plan:	1912175
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$477.75
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Other
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	Blinds, Storage Shed, Door bell camera, Garage Shelving, Gazebo, Solar panels, Water drinking system
Restrictions:	Utility Right Of Way
Main Floor	Dining Room · 13'8" × 9'3" ·
Main Floor	Kitchen · 17'7" × 11'7" ·
Main Floor	Living Room · 12'3" × 11'1" ·

Main Floor	Office · 10'2" × 7'10" ·
Upper Level	Bedroom - Primary · 18' × 16' ·
Upper Level	Walk-In Closet · 14'9" × 4'8" ·
3rd Floor	Bedroom · 12'4" × 10' ·
3rd Floor	Bedroom · 13'7" × 10'4" ·
3rd Floor	Loft · 17'11" × 17'5" ·
Lower Level	Foyer · 10'5" × 7'10" ·
Lower Level	Walk-In Closet · 9'3" × 5'4" ·
Basement	Bedroom · 12' × 9' ·
Basement	Game Room · 23'9" × 13'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/107-howse-road-ne-calgary-a2358432/

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