117 Howse Avenue NE

Calgary | Active | MLS® A2349647

$499,999









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2018**	**1,193 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

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A closer look

Exceptional value in the desirable community of Livingston! Built by Morrison Homes, this bright and upgraded 2-storey family home offers 2 large bedrooms plus a spacious den that can easily convert to a 3rd bedroom, 2.5 bathrooms and almost 1,200 sq. ft. above grade. An unfinished basement provides excellent potential for additional living space. The main floor features beautiful hardwood flooring and an abundance of south-facing natural light streaming through oversized windows. The open-concept layout includes a spacious living room, dining area and modern kitchen with stainless steel appliances, granite countertops, solid wood cabinetry and a huge centre island, perfect for everyday living and entertaining. Upstairs, the spacious primary bedroom features a 4-piece ensuite and walk-in closet. The second bedroom and versatile den provide excellent flexibility for family, guests or a home office, with the den offering the option to convert to a 3rd bedroom. All bathrooms feature solid wood cabinetry, granite countertops and tile flooring, with windows in 2 of the 3 bathrooms providing natural light and ventilation. Upgraded carpet adds comfort throughout the upper level, and the roof was replaced in 2026 for added peace of mind. Step outside to the private backyard featuring an enlarged deck with a gas line, ideal for summer BBQs and outdoor entertaining. The large rear parking pad provides ample space for multiple vehicles. Enjoy an exceptional location close to the Livingston Hub amenity centre, parks, playgrounds, schools, restaurants and shopping, with easy access to major roadways. Priced significantly below the City of Calgary assessed value of $549,500, this home offers unbeatable value. Don't miss this opportunity to own a bright, well-maintained home with great flexibility and future potential!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349647
Bedrooms	2
Bathrooms	3
Year Built	2018
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 Storey
Total Living Area:	1,193 sq. ft.
Main Level Finished Area:	563 sq. ft.
Upper Level Finished Area:	630 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,809 sq. ft.
Lot Frontage:	25'11 7/8 "
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2018 (Age: 8)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1711887
Heating:	Forced Air
Basement:	Full, Unfinished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Alley Access, Off Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
HOA Fee:	$477.75
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Other
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 11'11" × 11'11" ·
Main Floor	Kitchen · 10'9" × 8'8" ·
Main Floor	Dining Room · 9'3" × 7'5" ·
Upper Level	Bedroom - Primary · 12'4" × 11'1" ·
Upper Level	Walk-In Closet · 6'11" × 3'4" ·
Upper Level	Bedroom · 10'5" × 9'3" ·
Upper Level	Bonus Room · 12'9" × 9'4" ·
Basement	Laundry · 5'4" × 4'11" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Pond, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Storage
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Lawn, Level, Private, Zero Lot Line
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/117-howse-avenue-ne-calgary-a2349647/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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