1601 60 Howse Lane NE

Calgary | Active | MLS® A2336651

$433,052









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,259.67 sq. ft.**

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Listed by Charles

A closer look

READY FOR DECEMBER 2026/JANUARY 2027 POSSESSION! LIMITED TIME PROMOTION: Purchasers can take $10,000 off the price of the home! Introducing 1601, 60 Howse Lane NE - the Armstrong model by Brookfield Residential, a thoughtfully designed stacked townhome in the vibrant Meridian development of Livingston. Offering over 1,250 sq. ft. of developed living space, this 3-bedroom, 2.5-bathroom home features a double attached garage, private balconies, and a bright, open-concept layout designed for both everyday living and entertaining. The lower level provides a welcoming entryway with convenient access to the double attached garage, offering secure parking and additional storage. Upstairs, the main living level features a spacious great room with an inviting fireplace, creating a warm focal point for the home. The open-concept layout seamlessly connects the living, dining, and kitchen areas, while a private balcony extends the living space outdoors. The kitchen is beautifully appointed with a large island, ample cabinetry and prep space, pantry, chimney hood fan, and stylish island pendants. A convenient 2-piece powder room completes the main level. On the upper level, the spacious primary bedroom offers a private balcony, walk-in closet, and a well-appointed 3-piece ensuite featuring an upgraded one-piece walk-in shower. Two additional bedrooms, a full 4-piece bathroom, and a conveniently located laundry room complete the upper level. Outside, multiple private balconies provide additional spaces to enjoy the outdoors, while a gas line for the BBQ makes summer entertaining easy. The double attached garage offers secure parking and valuable storage space, while thoughtful upgrades including air conditioning rough-in and cabinet crown and riser details add everyday comfort and style. Located in the growing community of Livingston, Meridian offers residents convenient access to parks, playgrounds, pathways, and the Livingston Hub, along with easy connections to major roadways and nearby amenities. Designed with Brookfield’s Healthier Homes features, this home offers a thoughtfully enhanced living environment with a reverse osmosis water filtration system, advanced radon mitigation, a high-efficiency furnace equipped with an antibacterial UV light and carbon filtration, and low-VOC building materials throughout. **Please note: Photos are not an exact representation of the property for sale.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336651
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse-Stacked
Total Living Area:	1,259.67 sq. ft.
Main Level Finished Area:	655.73 sq. ft.
Upper Level Finished Area:	581.35 sq. ft.
Condo Fee:	$300.96
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0
Heating:	Forced Air
Basement:	None

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$445.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Livingston
Amenities:	Other
Appliances:	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes

Main Floor	Living Room · 15'6" × 10'6" ·
Main Floor	Dining Room · 9' × 8'6" ·
Main Floor	Kitchen · 11'10" × 10'10" ·
Upper Level	Bedroom - Primary · 12'2" × 10'11" ·
Upper Level	Bedroom · 10'2" × 8'8" ·
Upper Level	Bedroom · 10'2" × 8'7" ·
Upper Level	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Landscaped, Level, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone N
Zoning:	M-1
Listed Date:	Aug 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1601-60-howse-lane-ne-calgary-a2336651/

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