180 Howse Crescent NE

Calgary | Active | MLS® A2345783

$749,888









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2020**	**2,310.6 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Property Management ACE

A closer look

A standout opportunity in Livingston! This beautifully upgraded **Jayman BUILT Karma 24** offers over **2,300 sq. ft. of above-grade living space**, an oversized pie-shaped lot, desirable views, and a thoughtfully designed floor plan ideal for modern family living.

The main level immediately impresses with **9' ceilings, wide-plank LVP flooring, abundant natural light, and a spacious open-concept design**. At the centre of the home is a well-appointed kitchen featuring quartz countertops, custom cabinetry, a generous island with eating bar, 5-burner gas range, stainless steel appliances, walk-through pantry, and large dining area-perfect for both everyday meals and entertaining.

A spacious family room provides plenty of room to relax, while the main-floor office/bedroom offers flexibility for a home office, guest room, or additional living space. A generous mudroom adds practical storage and provides direct access to the garage.

Upstairs, the impressive primary suite offers a peaceful retreat with **dual vanities, a large walk-in closet, direct access to the laundry room, oversized glass shower, and soaker tub**. Two additional bedrooms and a large bonus room provide plenty of space for family and guests.

The unfinished basement is ready for your vision, with **plumbing, electrical and lighting rough-ins already in place** for future development.

Outside, the oversized pie lot creates a wonderful sense of space and privacy. The **east-facing backyard, covered 10' x 10' upper deck, and fully fenced yard** provide an inviting setting for outdoor enjoyment. The home also features excellent curb appeal with distinctive architectural rooflines, Smartboard detailing, covered front entry, concrete driveway, newer roof shingles, and **six solar panels**.

The upgrades continue with **central A/C, Navien tankless hot water, smart-home technology, whole-home fire suppression sprinklers, EV plug rough-in, future radon piping rough-in**, and upgraded lighting, plumbing, and electrical fixtures.

And the location is hard to beat. Enjoy easy access to **Livingston's ponds, parks, pathways, skating rink, schools, soccer fields, shopping, transit and bike routes**, with convenient connections to major north Calgary roads.

Beautifully upgraded, exceptionally spacious, and situated on one of the more desirable lot configurations in the community. With quick possession available, this Livingston home is ready for its next chapter.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2345783
Bedrooms	4
Bathrooms	3
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 Storey
Total Living Area:	2,310.6 sq. ft.
Main Level Finished Area:	1,012.6 sq. ft.
Upper Level Finished Area:	1,298 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,154 sq. ft.
Lot Frontage:	24'¼"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2020 (Age: 6)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1

Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	1811881
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$477.75
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Clubhouse

Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	NA
Restrictions:	None Known
Main Floor	Pantry · 6'4" × 5'3" ·
Main Floor	Dining Room · 10'3" × 9'10" ·
Main Floor	Balcony · 10' × 8'9" ·
Main Floor	Living Room · 13'11" × 12'11" ·
Main Floor	Kitchen · 15'3" × 14'1" ·
Main Floor	Bedroom · 10'4" × 9'6" ·
Main Floor	Mud Room · 7'3" × 5'2" ·
Main Floor	Entrance · 9'5" × 4'9" ·
Upper Level	Bedroom - Primary · 14'1" × 12'4" ·
Upper Level	Walk-In Closet · 10'11" × 5'3" ·
Upper Level	Bonus Room · 12'1" × 11'6" ·
Upper Level	Laundry · 6'1" × 5'10" ·
Upper Level	Bedroom · 13'1" × 9' ·
Upper Level	Bedroom · 12'8" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Playground, Pond, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Lighting, Private Yard, Rain Gutters
Patio And Porch Features:	Deck
Lot Features:	Irregular Lot, Zero Lot Line
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/180-howse-crescent-ne-calgary-a2345783/

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