183 Howse Rise NE

Calgary | Active | MLS® A2359102

$748,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2017**	**1,901.81 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Coldwell Banker YAD Realty

A closer look

Welcome to this beautiful two-storey home in the highly desirable community of Livingston, featuring 4 bedrooms, 3.5 bathrooms, a fully developed basement suite, and a double attached garage. Offering over 2,580 sq. ft. of total living space, this home is perfect for growing families and investors alike.

The main floor showcases a spacious open-concept layout, a modern kitchen with stainless steel appliances, a large centre island, a pantry, and an inviting living room with a fireplace. Upstairs features three generously sized bedrooms, a spacious bonus room, convenient upper-floor laundry, and a primary bedroom with a walk-in closet and a 4-piece ensuite.

The fully developed basement suite features one bedroom, a kitchen, a full bathroom, and separate laundry, offering excellent rental income potential.

Enjoy a fully fenced backyard with a spacious deck, perfect for outdoor entertaining. Conveniently located near parks, playgrounds, walking pathways, shopping, and major roadways. An excellent opportunity for homeowners and investors. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359102
Bedrooms	4
Bathrooms	4
Year Built	2017
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:	1,901.81 sq. ft.
Acreage:	No
Lot Area:	4,262 sq. ft.
Lot Frontage:	34'
Front Exposure:	East
Levels:	Two
End Unit:	No Common Walls
Total Rooms Above Grade:	8
Year built:	2017 (Age: 9)
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:	1
Plan:	1612940
Heating:	High Efficiency, Fireplace(s)
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:	Carpet, Vinyl Plank
Cooling:	None

Fireplaces:	1
Fireplace Details:	Mixed
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Northeast
Community:	Livingston
Appliances:	Built-In Gas Range, Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Washer/Dryer
Inclusions:	Washer, Dryer, Built-in Range, Refrigerator,Electric stove
Restrictions:	None Known
Main Floor	Dining Room · 12'5" × 10' ·
Main Floor	Foyer · 9'6" × 9'1" ·
Main Floor	Kitchen · 14' × 10'4" ·
Main Floor	Living Room · 14'3" × 13' ·
Main Floor	Mud Room · 8'3" × 6'10" ·
Main Floor	Pantry · 4' × 3'10" ·
2nd Floor	Bedroom · 16'4" × 9'10" ·
2nd Floor	Bonus Room · 15'4" × 14'4" ·
2nd Floor	Laundry · 10'1" × 5'1" ·
2nd Floor	Bedroom - Primary · 14'8" × 12'8" ·
2nd Floor	Walk-In Closet · 6'8" × 5' ·
2nd Floor	Bedroom · 14' × 9'10" ·

Basement	Bedroom · 11' × 8'9" ·
Basement	Dining Room · 12'4" × 5'11" ·
Basement	Kitchen · 12'4" × 5'11" ·
Basement	Storage · 7'10" × 5'6" ·
Basement	Furnace/Utility Room · 10'6" × 8'9" ·
Title to Land:	Fee Simple
Community Features:	Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Street Lights
Interior Features:	Built-in Features, Ceiling Fan(s), Chandelier, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Exterior Features:	Fire Pit, Storage
Patio And Porch Features:	Deck
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Nov 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/183-howse-rise-ne-calgary-a2359102/

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