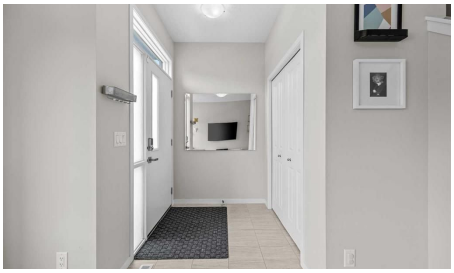
38 Howse Row N

Calgary | Active | MLS® A2354910

$575,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2017**	**1,452 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to 38 Howse Row NE - an exceptional, fully upgraded home in the vibrant, family-friendly community of Livingston.
Built by award-winning Morrison Homes, this beautifully maintained residence showcases premium finishes, thoughtful upgrades, and a functional floor plan designed for modern living.
The heart of the home is the stunning chef-inspired kitchen, featuring extended-height soft-close cabinetry, quartz countertops, a Silgranit sink, a large central island, and a spacious walk-through pantry with a glass door. The premium stainless steel appliance package includes a built-in wall microwave, a French-door refrigerator with bottom freezer and ice maker, and a stylish Brisas chimney-style hood fan set against a full-height tile backsplash.
The bright and open main floor is enhanced by wide-plank oak laminate flooring, ceramic tile, custom wood blinds, 9-foot knockdown ceilings, and quality craftsmanship throughout.
Additional features include:
* Double detached garage
* Central air conditioning
* Professionally installed, maintenance-free premium artificial turf backyard
* Spacious upper-level laundry room with washer and dryer
* Large primary suite with a walk-in closet
* Basement with a 3-piece bathroom rough-in, ready for future development

Step outside and enjoy a private, low-maintenance backyard designed for relaxing and entertaining without the upkeep.
Residents of Livingston enjoy access to the impressive Livingston Homeowners Association Hub, offering year-round recreation, skating, splash park, playgrounds, tennis courts, and community programs for all ages.
Ideally located close to parks, future schools, shopping, restaurants, and major commuter routes, this move-in-ready home offers exceptional value in one of Calgary’s fastest-growing and most desirable family communities. Don’t miss your opportunity to make 38 Howse Row NE your next home. Check out the 3-D virtual tour link and call your favourite realtor today for a private personal tour.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354910
Bedrooms	3
Bathrooms	3
Year Built	2017
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:	1,452 sq. ft.
Main Level Finished Area:	711.59 sq. ft.
Upper Level Finished Area:	740.38 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,787 sq. ft.
Lot Frontage:	25'5"
Front Exposure:	West
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2017 (Age: 9)
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:	1712005
Heating:	Forced Air

Basement:	Full, Unfinished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Metal Siding, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room
HOA Fee:	$450.00
Community:	Livingston
Amenities:	Recreation Facilities
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Inclusions:	.
Restrictions:	None Known
Main Floor	Dining Room · 12'5" × 10'8" ·
Main Floor	Kitchen · 15'10" × 12'9" ·
Main Floor	Living Room · 16'10" × 13' ·

2nd Floor	Walk-In Closet · Measurements not available ·
2nd Floor	Bedroom - Primary · 13' × 11'5" ·
2nd Floor	Bedroom · 12' × 9'4" ·
2nd Floor	Bedroom · 12' × 9'3" ·
2nd Floor	Laundry · 7'7" × 6'3" ·
Lower Level	Other · 33'7" × 17'7" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Pond, Shopping Nearby, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-G
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/38-howse-row-n-calgary-a2354910/

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

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