39 Howse Rise NE

Calgary | Active | MLS® A2352259

$489,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2020**	**1,361.65 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Beautifully composed and effortlessly livable, this contemporary home in Livingston pairs a fresh, modern aesthetic with a floor plan designed for everyday living. A welcoming covered front porch opens to a bright interior finished in a soft neutral palette, with wide-plank flooring throughout the main level. Tall windows frame the spacious front living room, while the adjoining dining area offers plenty of room to gather and entertain. At the heart of the main floor, the kitchen is crisp and beautifully appointed with rich charcoal cabinetry, sleek quartz countertops, a classic subway tile backsplash, stainless steel appliances and an expansive peninsula with seating. A convenient powder room and additional storage complete the main level, with direct access to the backyard and deck. Upstairs, two generously sized bedrooms offer plenty of space and natural light, each complete with its own private ensuite and full walk-in closet. The generous primary retreat is filled with natural light from an oversized window and features a private ensuite with a glass-enclosed shower and walk-in-closet while the spacious secondary bedroom offers equally comfortable accommodations with its own full bathroom and walk-in closet. Downstairs, the unfinished basement offers excellent potential for future development, whether envisioned as additional living space, a home gym, media room or guest accommodations. Outside, the fully fenced, west facing backyard provides room to relax and play, complemented by a raised deck perfect for summer dinners and evenings outdoors. A detached double garage completes the property, offering secure parking and additional storage. Beyond the home, Livingston offers a vibrant, community-focused lifestyle with parks, pathways and green spaces woven throughout. At its heart, The Livingston Hub provides residents with an impressive collection of year-round amenities, including skating rinks, tennis courts, a splash park, playground and community programming. With convenient access to Stoney Trail and Deerfoot Trail, Livingston offers a wonderful balance of neighbourhood amenities and connectivity to the rest of Calgary.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352259
Bedrooms	2
Bathrooms	3
Year Built	2020
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,361.65 sq. ft.
Main Level Finished Area:	675.76 sq. ft.
Upper Level Finished Area:	685.88 sq. ft.
Below Grade Finished Area:	686.85 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	2,411 sq. ft.
Lot Frontage:	22'4½"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2020 (Age: 6)
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:	2
Plan:	1811881
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, On Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$477.75
City Quadrant:	Northeast
Community:	Livingston
Amenities:	Other
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Restrictive Covenant, See Remarks
Main Floor	Kitchen · 11'1" × 11'1" ·
Main Floor	Living Room · 16'1" × 12' ·
Main Floor	Dining Room · 13' × 9'3" ·

Upper Level	Bedroom - Primary · 12'4" × 11'8" ·
Upper Level	Bedroom · 15'1" × 11'9" ·
Upper Level	Laundry · 7'8" × 6'1" ·
Title to Land:	Fee Simple
Community Features:	Airport/Runway, Golf, Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-Gm
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/39-howse-rise-ne-calgary-a2352259/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current

information.