



GRASSROOTS
REALTY GROUP

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274 Howse Drive NE
Calgary, Alberta

MLS # A2236895



\$785,000

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,898 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Microwave hood fan, Refrigerator, Electric range, washer/dryer stacked in the basement.

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom home on a sunny corner lot in the vibrant and growing community of Livingston, Calgary. Thoughtfully designed with a main floor den—ideal for a home office—and an upper-level bonus room for added space and flexibility. The stylish kitchen features a large quartz island, chimney-style hood fan, built-in microwave, and upgraded cabinetry—perfect for both everyday living and entertaining. This home also includes a 1-bedroom, 1-bathroom basement suite (illegal) with a private entrance, offering excellent rental income potential or space for extended family. It has been already rented for \$1250/ month on a month to month lease. Buyer has an option to keep the tenants. Enjoy peace of mind with brand new roofing, vinyl siding, and gutters, and bask in the natural light that fills every room thanks to the home's corner lot placement. Located just a short distance to the Livingston Hub, which features a community center, banquet facility, meeting and multi-use rooms, gym, playgrounds, and more, this home offers convenience, value, and lifestyle in one of Calgary's most sought-after new neighborhoods. Aggressively priced and move-in ready—don't miss this incredible opportunity!