



GRASSROOTS
REALTY GROUP

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89 howse Common NE
Calgary, Alberta

MLS # A2249482



\$779,990

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,013 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Other, Paved, Private, Rectangular		

Heating:	Central, Electric	Water:	-
Floors:	Hardwood, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	See Remarks, Wood Frame	Zoning:	R-G
Foundation:	See Remarks	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Skylight(s)		

Inclusions: N/A

Welcome to 89 Howse Common NE — a beautifully designed residence nestled in the heart of Calgary’s sought-after Livingston community. Built by Jayman in 2019, this home combines modern elegance with thoughtful functionality, offering over 3,000 square feet of upgraded living space, including a fully developed walkout basement. From the moment you step inside, you’re greeted by a bright, open-concept layout filled with natural light. The main floor impresses with its 9-foot ceilings, luxury wide-plank vinyl flooring, and oversized windows that frame picturesque views. The gourmet kitchen is a true showpiece, featuring premium granite countertops, stainless steel appliances, a large central island, full-height cabinetry, and stylish pendant lighting — ideal for family gatherings or elegant entertaining. The adjacent living and dining areas create a seamless flow, anchored by a feature gas fireplace that adds warmth and character. Step out onto the upper deck to enjoy morning coffee or evening sunsets, overlooking the fenced backyard and the peaceful surroundings. Upstairs, the home continues to shine with three spacious bedrooms and a generous bonus room. The primary suite offers a relaxing retreat, complete with a spa-inspired ensuite that includes a double vanity, glass-enclosed shower, soaker tub, and a large walk-in closet. A convenient upper-level laundry room and a second full bathroom complete the upper level with both style and practicality. The fully finished walkout basement offers exceptional flexibility, boasting a complete two-bedroom basement with its own private entrance, full kitchen, bathroom, laundry, and living space — perfect for extended family or guests. With a concrete walkway leading to the separate entrance and a beautifully maintained exterior, every detail has been carefully considered. This

six-year-old home sits on a quiet street and enjoys easy access to Livingston's signature amenities, including the Livingston Hub, parks, pathways, and transit routes. With excellent curb appeal, a double attached garage, and high-end finishes throughout, this is a rare opportunity to own a home that truly has it all — comfort, design, income potential, and an unbeatable location.