



**GRASSROOTS**  
REALTY GROUP

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905, 60 Howse Lane NE  
Calgary, Alberta

MLS # A2261714



**\$241,005**

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	441 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 122
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

LIMITED TIME PROMOTION - Choose 2 of 3: | FREE A/C (SUPPLY & INSTALL) | 2 YEARS FREE CONDO FEES | \$5,000 TOWARD WINDOW COVERINGS! Introducing the Meridian at Livingston by Brookfield Residential — where style meets convenience. This 1 bedroom, 1 bathroom townhome is perfect for first-time buyers or investors, offering a bright, open-concept layout with upgraded finishes throughout. The “Coltrane” model features a sleek kitchen with quartz countertops, stainless steel appliances, full-height cabinetry, a pantry, and a spacious peninsula island with seating. The south-facing windows fill the living and dining areas with natural light, creating a warm and inviting atmosphere all day long. The generous primary bedroom includes a large closet and patio views, while a 4-piece bath, in-suite laundry, and extra storage add everyday practicality. Complete with a titled parking stall, this home is set in Livingston, a vibrant new community with parks, playgrounds, a dog park, the HOA facility (Livingston Hub), and convenient access to major routes. Don’t miss the chance to own a brand new low-maintenance home with incredible value in one of Calgary’s most exciting new neighbourhoods. Builder warranty and Alberta New Home Warranty are included - allowing you to purchase with peace of mind. \*\*Please note: photos are of a staged home and exact finishes will vary.