



GRASSROOTS
REALTY GROUP

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1001, 60 Howse Lane NE
Calgary, Alberta

MLS # A2261715



\$439,765

Division:	Livingston		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,170 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 301
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

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! The Armstrong by Brookfield Residential offers style, comfort, and convenience in the heart of Livingston. This brand-new, upgraded home features 3 bedrooms, 2.5 bathrooms, two private balconies, and a private double attached garage. The open-concept main level is ideal for entertaining, with a timeless kitchen showcasing full-height cabinets, quartz countertops, stainless-steel appliances including a chimney hood fan and built-in microwave + a spacious island for additional dining space. A bright living area with south-facing windows floods the space with natural light, while the dining area seamlessly connects to the kitchen. On the upper level, the ~11'x12' primary retreat includes its own private balcony as well as a walk-in closet and ensuite with a walk-in shower. The upper level is completed by two additional bedrooms, a full bathroom, and laundry. Upgrades include A/C rough-in, a gas line for your BBQ on the main level balcony, and durable LVP flooring on the entry stairs. With nearly 1,200 ft² of living space (RMS: 1,170 / Builder: 1,255), this home is perfect for professionals, small families, or investors seeking a hassle-free property. Complete with full builder and Alberta New Home Warranty, this is your opportunity to enjoy the comfort and convenience of a brand-new home in one of Calgary's most desirable new communities. Start enjoying the maintenance-free lifestyle this winter with no more snow shovelling!