



GRASSROOTS
REALTY GROUP

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29 Howse Street NE
Calgary, Alberta

MLS # A2285853



\$579,900

Division:	Livingston		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,665 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: TV arm in basement, climbing wall in basement

Welcome to this beautifully upgraded, better-than-new duplex in the heart of Livingston, offering the modern design buyers love without the added costs, delays, or upgrade surprises of new construction. From the moment you step inside, you'll appreciate the bright neutral palette, custom wall finishes, and built-in shelving that elevate this home far beyond builder basic. The sun-filled main floor features a spacious living and dining area anchored by a gourmet kitchen complete with crisp white cabinetry, quartz countertops, a statement chimney hood fan, gas stove, refrigerator with water maker, and an upgraded walk-in pantry with custom built-in butler-style cabinetry for exceptional storage and prep space. Upstairs offers three generously sized bedrooms plus a versatile bonus room ideal for a home office, playroom, or additional lounge space. Unlike many new builds, this home is fully complete, including a professionally developed basement with an additional bedroom, full bathroom, large recreation room, stylish custom shelving, and a fully finished bar area perfect for entertaining. Step outside to enjoy a large deck with privacy fencing already in place, while still leaving ample space to build a future double detached garage. With finished landscaping, premium upgrades throughout, and no waiting on construction timelines, this move-in ready home delivers more space, more style, and more value in one of Calgary's most desirable and growing communities.