



**45 Howse Street NE  
Calgary, Alberta**

**MLS # A2296986**



**\$619,900**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,648 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, Wired for Sound		

**Inclusions:** Mounted TV (Main Level), Freezer, DSC Security System Hardware, Bluetooth Receiver for Main Floor Speakers.

Welcome to 45 Howse Street in the vibrant community of Livingston, offering 4 bedrooms (3 up, 1 down) and a spacious bonus room upstairs, over 2,300 sq ft of developed living space, and a double detached garage, all complemented by thoughtful upgrades throughout. The open concept main floor is bright and inviting, featuring full height cabinetry, a large corner pantry, quartz countertops, a spacious kitchen island, upgraded KitchenAid stainless steel appliances, and designer lighting. Built-in speakers enhance both everyday living and entertaining. The living area is anchored by a cozy fireplace and complemented by durable vinyl plank flooring and large windows that fill the space with natural light. The mounted TV, wall mount, and Bluetooth receiver connected to the built-in speaker system are all included. Upstairs, you will find three well-sized bedrooms, including a spacious primary retreat with a full ensuite, along with the convenience of upper level laundry and a versatile bonus room. The fully developed basement, with a separate side entrance, adds excellent flexibility with a fourth bedroom, large recreation area, and additional bathroom, ideal for guests, a home office, or future potential. The downstairs family room is equipped with built-in surround sound speakers with hidden wiring, creating a clean and immersive entertainment space. Additional highlights include central air conditioning and a landscaped backyard with a deck, perfect for outdoor enjoyment. The backyard is fully fenced, ideal for keeping pets safely contained while also helping to keep rabbits out. The location of this property is priceless, with it being within walking distance of the Livingston Community Center where you will find skate parks, splash pools, tennis courts, walking paths, kid&rsquo;s playgrounds, a community hall, theatre, private schools, and so much more.