



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**34 Howse Row NE**  
**Calgary, Alberta**

**MLS # A2210209**



**\$685,000**

<b>Division:</b>	Livingston		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,629 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Negotiable		

Welcome to this stylish and functional home located in the Livingston community — a perfect opportunity for first-time buyers or savvy investors! Step inside to an inviting open-concept layout featuring 9-foot ceilings throughout, laminated flooring, and a spacious living room that flows effortlessly into a modern kitchen. With upgrades throughout the entire home, the kitchen is beautifully finished with quartz countertops, stainless steel appliances, and plenty of space for cooking and entertaining. Natural light pours in through large windows and double skylights, creating a warm and airy atmosphere. A side entrance offers excellent potential for a future legal suite or private access, adding even more value to this smart investment. Upstairs, you’ll find three generous bedrooms, including a primary retreat with a private ensuite, walk-in closet, and a private balcony feature. A conveniently located upstairs laundry room adds to the thoughtful layout. The fully fenced backyard with a BBQ gas line is perfect for entertaining. Also featuring a large deck with connected flooring that leads directly to the over sized detached garage — offering easy access and great use of outdoor space. Situated in a vibrant community with a recreational center, parks, and nearby schools, this home offers quick access to major roads and highways, making commuting and daily errands a breeze. Whether you’re looking to invest or settle into your first home, this Livingston gem offers the perfect blend of comfort, convenience, and potential. Don’t miss out, book a private viewing today!