

**117 Howse Lane NE**  
**Calgary, Alberta**

**MLS # A2260458**



**\$544,999**

|                  |                                          |               |                  |
|------------------|------------------------------------------|---------------|------------------|
| <b>Division:</b> | Livingston                               |               |                  |
| <b>Type:</b>     | Residential/Duplex                       |               |                  |
| <b>Style:</b>    | 1 and Half Storey, Attached-Side by Side |               |                  |
| <b>Size:</b>     | 1,616 sq.ft.                             | <b>Age:</b>   | 2017 (8 yrs old) |
| <b>Beds:</b>     | 3                                        | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | None, On Street                          |               |                  |
| <b>Lot Size:</b> | 0.05 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, Separate/Exterior Entry, Unfinished, Walk-Up To Grade | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Vinyl Siding                                         | <b>Zoning:</b>    | RG |
| <b>Foundation:</b> | Poured Concrete                                             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Kitchen Island                           |                   |    |

**Inclusions:** NA

Welcome to 117 Howse Lane NE in the family-friendly community of Livingston! This beautifully maintained semi-detached home offers over 1,560 sq ft of functional living space, designed with comfort and future potential in mind. The bright, open-concept main floor features a spacious living room with large front windows, a dining area perfect for family meals, and a modern kitchen with quartz countertops, stainless steel appliances, and ample cabinetry. A convenient half bath completes the main level. Upstairs, you'll find the primary suite with a walk-in closet and ensuite, along with two additional bedrooms and a full family bathroom—ideal for a growing family. One of this home's standout features is the separate side entrance and basement suite rough-in, providing incredible flexibility for future development or rental income. (City approval needed for development) Step outside to enjoy a large backyard, offering plenty of space for kids, pets, or creating your dream outdoor living area.